



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

8.743 ACRES

IN THE WYATT BEASLEY SURVEY, ABSTRACT NUMBER 41 AND THE NICHOLAS BERKLEY SURVEY, ABSTRACT NUMBER 36 HILL COUNTY, TEXAS

BEING a 8.743 acre tract situated in the Wyatt Beasley Survey, Abstract Number 41 and the Nicholas Berkley Survey, Abstract Number 36, Hill County, Texas, being the remainder of that certain called 45.64 acre tract described as "Tract 2" in instrument to Leonard Max Woodall, recorded in Volume 1109, Page 496 of the Official Public Records of Hill County, Texas (O.P.R.H.C.T.), said 8.743 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the southeasterly margin of County Road 3363 (CR 3363, also known as SE 2nd Street), for the common northerly corner of said remainder of 45.64 acre tract and that certain called 4.000 acre tract described in instrument to Linda Woodall, recorded in Volume 747, Page 691, O.P.R.H.C.T., being the northerly northwest corner of the herein described 8.743 acre tract, said **POINT OF BEGINNING**, having a Texas State Plane Coordinate value of **N: 6.632.403.31, E: 2,500,392.76**, Texas North Central Zone, (4202), grid measurements;

THENCE North 66°39'00" East, 587.96 feet, with the southeasterly margin of said CR 3363, the most northwesterly line of said remainder of 45.64 acre tract, to a 5/8 inch iron rod with disk found at the intersection of the southeasterly margin of said CR 3363, with the northwesterly right of way of State Highway 31 (SH 31) for the common northerly corner of said remainder of 45.64 acre tract and that certain called 8.745 acre tract described in instrument to State of Texas, recorded in Volume 1808, Page 579, O.P.R.H.C.T., being the northeasterly corner of the herein described 8.743 acre tract;

THENCE with the westerly right of way of said SH 31, the common line between said remainder of 45.64 acre tract and said 8.745 acre tract, the following three (3) courses and distances:

1. South 10°59'19" West, 426.74 feet, to a concrete monument with disk found for corner;
2. South 07°05'31" West, 351.72 feet, to a concrete monument with disk found (broken) for corner;
3. South 13°42'03" West, 149.13 feet, to a 5/8 inch iron rod found for the common easterly corner of said remainder of 46.65 acre tract and the westerly remainder of that certain called 45.73 acre tract described in instrument to Hal Lee Woodall, recorded in Volume 1835, Page 88, O.P.R.H.C.T., being the southeasterly corner of the herein described 8.743 acre tract;

THENCE with the common line between said remainder of 45.64 acre tract and said westerly remainder of 45.73 acre tract, the following seven (7) courses and distances:

1. South 66°53'40" West, 281.18 feet, to a 1/2 inch iron rod found for corner;
2. North 66°41'13" West, 311.34 feet, to a fence corner post found for corner;
3. North 27°57'38" West, 12.87 feet, to a 1/2 inch iron rod found for corner;
4. South 65°11'42" West, 34.98 feet, to a 1/2 inch iron rod found for corner;
5. North 21°49'21" West, 55.69 feet, to a 1/2 inch iron rod found for corner;
6. South 67°04'53" West, 63.83 feet, to a 1/2 inch iron rod found for corner;

7. North 23°01'49" West, 14.21 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southeasterly line of that certain tract described in instrument to Richard K. Baldwin, et al (Baldwin tract), recorded in Volume 1781, Page 477, O.P.R.H.C.T., for the common northerly corner of said remainder of 45.64 acre tract and said westerly remainder of 45.73 acre tract, being the westerly northwest corner of the herein described 8.743 acre tract;

THENCE North 44°34'11" East, 88.67 feet, with the common line between said remainder of 45.64 acre tract and said Baldwin tract, to a fence corner post found for the common corner of said remainder of 45.64 acre tract, said Baldwin tract and said 4.000 acre tract, being an angle point in a northwesterly line of the herein described 8.743 acre tract;

THENCE with the common line between said remainder of said 45.64 acre tract and said 4.000 acre tract, the following two (2) courses and distances:

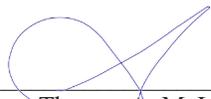
1. North 66°49'14" East, 431.96 feet, to a 5/8 inch sucker rod for corner;
2. North 23°22'35" West, 432.62 feet, to the **POINT OF BEGINNING** and containing a computed area of 8.743 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on January 9, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 30602.

Bearings shown hereon are based on GPS observations and are referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, North Central Zone (TXC-4202), grid measurements;

January 20, 2022
Date





Thomas A. McIntyre
R.P.L.S. No. 6921