

TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303

(936)756-7447 FAX (936)756-7448

FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

14.925 ACRES IN THE W. M. MOCK SURVEY, ABSTRACT NO.
347 WALKER COUNTY, TEXAS

BEING a 14.925 acre tract of land situated in the W. M. Mock Survey, Abstract No. 347, Walker County, Texas, being all of that certain called 15.31 acre tract described in instrument to Ed Allen, recorded in Volume 108, Page 1 72 of the Deed Records of Walker County, Texas (D.R.W.C.T.), said 15.31 acre tract found to be 14.9() acres in resurvey by J.S. Moorer, December, 1991 , said 14.925 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an angle iron found in the southwesterly margin of Farm to Market Road 1374 (FM 1374, a/k/a Montgomery Road), for the common westerly corner of said 15.31 acre tract and Lot I R-A of the Replat of Lot I, M.A. Collard Subdivision, as shown on the map or plat thereof, recorded in Volume 5, Page 15 of the Plat Records of Walker County, Texas (P.R. WC.T.), being the northwesterly corner of the herein described 14,925 acre tract;

THENCE North $88^{\circ}16'15''$ East, with the common line of said 15.31 acre tract and said Lot R-A, at a distance of 322.41 feet, pass a h inch iron rod found for the common southerly corner of said Lot IR-A, and Lot IR-B of said Replat of Lot I, and continuing with the common line of said 15.31 acre tract and said Lot IR-B, in all, a total distance of 949.72 feet to a h inch iron rod with cap stamped "TPS 100834-00" set for the common southerly corner of said Lot I R-B and a called 3.281 acre tract described in instrument to George M. Collard, recorded in Volume 1 62, Page 466, D.R.W.C.T., being an angle point in the northerly line of the herein described 14.925 acre tract;

THENCE North $88^{\circ}01'36''$ East, 445.82 feet, with the common line of said 15.31 acre tract and said 3.281 acre tract, to a h inch iron rod with cap stamped "TPS 100834-00" set for a common corner of said 15.31 acre tract and said 3.28 acre tract, being the northeasterly corner of the herein described 14.925 acre tract;

THENCE South $03^{\circ}40'56''$ East, 430.05 feet, continuing with the common line of said 15.31 acre tract and said 3.281 acre tract, to a h inch iron rod with cap stamped "TPS 100834-00" set in the northerly line of a called 16.78 acre tract described as "Tract One" in instrument to Bill Douglas Wood, recorded in Volume 664, Page 284 of the Official Records of Walker County, Texas (O.R. W.C.T.), for the common southerly corner of said 15.31 acre tract and said 3.281 acre tract, being the southeasterly corner of the herein described 14.925 acre tract;

THENCE South $87^{\circ}48'26''$ West, 1,600.81 feet, with the northerly line of said 16.78 acre tract, the northerly line of a called 0.18 acre tract described as "Tract Two" in said instrument to Bill Douglas Wood, the northerly line of a called 0.50 acre tract described as "Tract Three" in said instrument to Bill Douglas Wood, and the southerly line of said 15.31 acre tract, to a 5/8 inch iron rod found for the common westerly corner of said 15.31 acre tract and said Tract Three, being the southwesterly corner of the herein described 14.925 acre tract, from which a h inch iron rod found for reference bears South $23^{\circ}09'32''$ West, 375.52 feet;

Page 1 of 2

THENCE North $22^{\circ}1'51''$ East, 207.54 feet, with the northwesterly line of said 15.31 acre tract and along the southeasterly margin of said FM 1374, to a h inch iron rod with cap stamped "TPS 100834-00" set for an angle point in the northwesterly of said 15.31 acre tract and the herein described 14.925 acre tract;

THENCE North $21^{\circ}13'46''$ East, 272.75 feet, continuing with the northwesterly line of said 15.31 acre tract and along the southeasterly margin of said FM 1374, to the PLACE OF BEGINNING;

CONTAINING a computed area of 14.925 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 10, 2017 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number C281-234.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

September 8, 2017 Date



Michael S. Partridge
Michael S. Partridge
R.P.L.S. No. 6125