



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION
27.423 ACRES
IN THE JONAS HARRISON SURVEY, ABSTRACT NUMBER 306
SHELBY COUNTY, TEXAS

BEING a 27.423 acre tract of land situated in the Jonas Harrison Survey, Abstract Number 306, Shelby County, Texas, being a portion of that certain called 32.740 acre tract described in instrument to Dennis Warren Durdin, recorded under Clerk's File Number 2024001019 of the Official Public Records of Shelby County, Texas (O.P.R.S.C.T.), said 27.423 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap found in the southwesterly margin of State Highway 87 (SH 87), for the easterly northeast corner of that certain called 1.005 acre tract described in instrument to Glenda Durdin, recorded under Clerk's File Number 2025000189, O.P.R.S.C.T.;

THENCE North 42°14'55" West, 580.16 feet, with the southwesterly margin of SH 87, the northeasterly line of said 32.740 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the easterly corner of the herein described 27.423 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,612,729.84, E: 4,270,643.79**, Central Zone grid measurements;

THENCE severing, over and across said 32.740 acre tract, with an existing fence, the following seven (7) courses and distances:

1. South 52°31'20" West, 255.34 feet, to a fence angle point for corner;
2. South 51°49'49" West, 82.91 feet, to a fence angle point for corner;
3. South 54°25'29" West, 14.16 feet, to a fence angle point for corner;
4. South 57°58'55" West, 86.20 feet, to a 2 inch wood fence corner post for corner;
5. South 01°59'47" East, 39.12 feet, to a fence angle point for corner;
6. South 00°12'24" East, 48.82 feet, to a 6 inch wood fence corner post for corner;
7. South 04°41'34" East, 6.44 feet, to a 5/8 inch iron rod with cap found for the northwesterly corner of that certain called 1.005 acre tract described in instrument to Glenda Durdin, recorded under Clerk's File Number 2025000189, O.P.R.S.C.T., being an angle point an easterly line of the herein described 27.423 acre tract;

THENCE with westerly line of said 1.005 acre tract, the following two (2) courses and distances:

1. South 14°08'01" East, 112.30 feet, to a 5/8 inch iron rod with cap found for corner;
2. South 43°54'24" East, 63.63 feet, to a 5/8 inch iron rod with cap stamped found in the northerly line of that certain remainder of a called 48.68 acre tract described in instrument to Micah P Windham and Claire E. Windham, recorded in Volume 979, Page 931, O.P.R.S.C.T., for the southwesterly corner of said 1.005 acre tract;

THENCE with the common line between said 32.740 acre tract and said remainder of a 48.68 acre tract, the following two (2) courses and distances:

1. South 84°54'23" West, 267.55 feet, to a ½ inch iron rod found for corner;
2. South 85°19'12" West, at 423.00 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set, for reference, in all, a total distance of 443.00 feet, to a calculated point in the centerline of Allen Creek, a common corner of said 32.740 acre tract, said remainder of a called 48.68 acre tract, and that certain called 0.186 acre tract described as "Second Tract" in instrument to Micah P. Windham and Claire E. Windham, recorded under Clerk's File Number 2007008048, O.P.R.S.C.T., being the southwesterly corner of the herein described 27.423 acre tract, from which a ½ inch iron rod found for the southwesterly corner of said 0.186 acre tract, bears South 85°19'12" West, 94.82 feet;

THENCE with the centerline of said Allen Creek, with the northeasterly line of said 0.186 acre tract, said remainder of 48.68 acre tract, that certain called 0.139 acre tract, described as "First Tract" in said instrument to Micah P. Windham and Claire E. Windham, and that certain called 42.75 acre tract described as "Tract No. 1" in instrument to Donna S. Moore, recorded under Clerk's File Number 2014003960, O.P.R.S.C.T. and further described in Volume 870, Page 886, O.P.R.S.C.T., common to the southeasterly line of said 32.740 acre tract, the following fifteen (15) courses and distances:

1. North 36°01'49" West, 70.16 feet, to a calculated point for corner;
2. North 23°46'22" West, 90.81 feet, to a calculated point for corner;
3. North 39°28'34" West, 65.11 feet, to a calculated point for corner;
4. North 31°54'23" West, 64.39 feet, to a calculated point for corner;
5. North 30°15'25" West, 24.73 feet, to a calculated point for corner;
6. North 74°22'55" West, 41.63 feet, to a calculated point for corner;
7. North 53°41'41" West, 102.52 feet, to a calculated point for corner;
8. North 55°08'20" West, 71.76 feet, to a calculated point for corner;
9. North 51°52'42" West, 106.22 feet, to a calculated point for corner;
10. North 65°53'19" West, 98.28 feet, to a calculated point for corner;
11. South 72°01'01" West, 34.28 feet, to a calculated point for corner;
12. South 73°51'35" West, 58.84 feet, to a calculated point for corner;
13. South 62°48'17" West, 40.99 feet, to a calculated point for corner;
14. North 63°41'54" West, 57.47 feet, to a calculated point for corner;
15. North 56°32'31" West, 56.59 feet, to a calculated point at the intersection of the centerline of said Allen Creek, with the centerline of Ditch-Branch for corner;

THENCE with the centerline of said Ditch-Branch, the southwesterly line of said 32.740 acre tract, the following five (5) courses and distances:

1. North 16°16'09" West, 46.00 feet, to a calculated point for corner;
2. North 37°54'03" West, 67.18 feet, to a calculated point for corner;
3. North 20°54'03" West, 32.61 feet, to a calculated point for corner;
4. North 26°15'46" West, 46.63 feet, to a calculated point for corner;
5. North 45°06'13" West, 377.47 feet, to a calculated point at the intersection of said Ditch-Branch, with the centerline of said Allen Creek, a common corner of said 32.740 acre tract and that certain called 49.5 acre tract described in instrument to Donna S. Moore, recorded under Clerk's File Number 2015000258, O.P.R.S.C.T. and further described in Volume 749, Page 739 of the Real Property Records of Shelby County, Texas (R.P.R.S.C.T.), being an angle point in the southwesterly line of the herein described 27.423 acre tract;

THENCE with the centerline of said Allen Creek, with the common line between said 32.740 acre tract and said 49.5 acre tract, the following five (5) courses and distances:

1. North 29°27'05" West, 123.93 feet, to a calculated point for corner;
2. North 50°33'40" West, 28.95 feet, to a calculated point for corner;
3. North 77°14'48" West, 46.41 feet, to a calculated point for corner;
4. North 06°02'49" West, 26.19 feet, to a calculated point for corner;
5. North 36°53'33" East, 22.33 feet, to a calculated point for corner;

THENCE with the common lines between said 32.740 acre tract and said 49.5 acre tract, the following two (2) courses and distances:

1. North 45°09'21" West, at 20.80 feet, pass a ½ inch iron rod with cap found for reference, in all, a total distance of 140.34 feet, to a ½ inch iron rod with cap found for corner;
2. North 40°28'00" West, 78.44 feet, to a ½ inch iron rod found for the common westerly corner of said 32.740 acre tract and that certain called 32.7079 acre tract described in instrument to Willie Fred McClelland and Gracie Marie McClelland, recorded in Volume 567, Page 527 of the Deed Records of Shelby County, Texas (D.R.S.C.T.), being the northwesterly corner of the herein described 27.432 acre tract;

THENCE South 73°43'52" East, 2,433.74 feet, with the common line between said 32.740 acre tract and said 32.7079 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southwesterly margin of said SH 87, for the common easterly corner of said 32.740 acre tract and said 32.7079 acre tract, being the northeasterly corner of the herein described 27.423 acre tract, from which a ½ inch iron rod found for reference, bears North 42°14'55" West, 1,467.65 feet;

THENCE South 42°14'55" East, 26.22 feet, with the southwesterly margin of said SH 87, the northeasterly line of said 32.740 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 27.423 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on July 16, 2025 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 40448.

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)**.

July 17, 2025
Date

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