



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
TRACT 6
10.100 ACRES
IN THE T.H. TILLEY SURVEY, ABSTRACT NUMBER 390
GUADALUPE COUNTY, TEXAS

BEING a 10.100 acre tract of land situated in the T.H. Tilley Survey, Abstract Number 390, Guadalupe County, Texas, being a portion of that certain called 198.854 acre tract described in instrument to Windsor Chase, LLC., recorded under Document Number 202499015234, of the Official Public Records of Guadalupe County, Texas (O.P.R.G.C.T.), said 10.100 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Tilley Survey and the T.L. Delemater Survey, Abstract Number 423, the common line between said 198.854 acre tract and that certain called 4.88 acre tract described in instrument to Edward P. Henk and Dorrene Henk, recorded in Volume 604, Page 844, of the Deed Records of Guadalupe County, Texas (D.R.G.C.T.), for the southwesterly corner of the herein described 10.100 acre tract, from which a 1/2 inch iron rod found for the common southerly corner of said 198.864 acre tract and that certain called 148.00 acre tract described as "Tract One" in instrument to Mary Lorna Dezell, recorded in Volume 943, Page 500, of the Official Records of Guadalupe County, Texas (O.R.G.C.T.), bears South 77°24'34" West, 2072.72 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 13,701,376.46, E: 2,323,381.87**, South Central Zone, grid measurements;

THENCE North 13°28'48" West, severing, over and across said 198.854 acre tract at a distance of 718.97 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in a southerly line of a 60 foot wide access and utility easement (easement), surveyed this day, in all, a total distance of 748.97 feet, to a calculated point in the centerline of said easement;

THENCE continuing over and across said 198.854 acre tract, with the centerline of said easement, the following two (2) courses and distances:

1. North 76°31'12" East, 176.46 feet, to a calculated point for corner;
2. North 76°31'12" East, 440.75 feet, to a calculated point within a 60 foot radius cul-de-sac of said easement for an angle point in the northerly line of the herein described 10.100 acre tract;

THENCE North 57°11'13" East, 5.31 feet, across said cul-de-sac, to a calculated point for the northeasterly corner of the herein described easement;

THENCE South 13°28'48" East, continuing over and across said 198.854 acre tract, at a distance of 45.19 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 667.35 feet, a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the apparent common line between said Tilley Survey and said Delemater Survey, in the common line between said 198.854 acre tract and said 4.88 acre tract, for the southeasterly corner of the herein described 10.100 acre tract, from which a 1/2 inch iron rod found for reference, bears North 68°57'56" East, 199.79 feet;

THENCE with the apparent common line between said Tilley Survey and said Delemater Survey, in the common line between said 198.854 acre tract and said 4.88 acre tract, the following two (2) courses and distances:

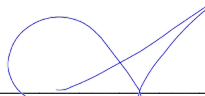
1. South 68°57'56" West, 306.28 feet, to a ½ inch iron rod found for corner;
2. South 68°48'50" West, 321.50 feet, to the **POINT OF BEGINNING** and containing a computed area of 10.100 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 14, 2024, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 37231.

All coordinates, bearings, distances, and areas shown hereon are grid measurements based on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, Central Zone, U.S. Survey Feet.

September 10, 2024
Date




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