



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

20.857 ACRES

IN THE JOSE MARIA DE LA GARZA SURVEY, ABSTRACT NUMBER 15 MONTGOMERY COUNTY, TEXAS

BEING a 20.857 acre tract of land situated in the Jose Maria de la Garza Survey, Abstract Number 15, Montgomery County, Texas, being a portion of that certain called 32.308 acre tract described in instrument to Elizabeth McDaniel and Robby McDaniel, recorded under Clerk's File Number 2021156849, of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 20.857 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set in the common line between said 32.308 acre tract and that certain called 121.524 acre tract described in instrument to Robert A. Chesney and Julie Chesney, recorded under Clerk's File Number 2014015007, O.P.R.M.C.T., for the northwesterly corner of the herein described 20.857 acre tract, from which a 2 inch iron pipe found for the common northerly corner of said 32.308 acre tract and that certain called 19.400 acre tract described in instrument to Clarissa Trawick Living [Trust], recorded under Clerk's File Number 2025080851, O.P.R.M.C.T. bears South 61°26'48" West, 704.85 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,180,886.40, E: 3,840,016.31**, Central Zone, grid measurements;

THENCE North 61°26'48" East, with the common line between said 32.308 acre tract and said 121.524 acre tract, at a distance of 1288.69 feet, pass a 1/2 inch iron rod with cap found for reference, and continue, a total distance of 1322.42 feet, to a calculated point in the centerline of Caney Creek, for the common easterly corner of said 32.308 acre tract and said 121.524 acre tract, being the northeasterly corner of the herein described 20.857 acre tract;

THENCE with the centerline of said Caney Creek, the easterly line of said 32.308 acre tract, the following nine (9) courses and distances:

1. South 09°00'52" West, 14.57 feet, to a calculated point for corner;
2. South 22°00'10" East, 128.88 feet, to a calculated point for corner;
3. South 35°48'21" East, 113.27 feet, to a calculated point for corner;
4. South 44°24'22" West, 61.54 feet, to a calculated point for corner;
5. South 48°32'20" East, 56.23 feet, to a calculated point for corner;
6. South 35°40'46" East, 100.35 feet, to a calculated point for corner;
7. South 01°31'38" West, 80.09 feet, to a calculated point for corner;
8. South 31°18'04" West, 73.37 feet, to a calculated point for corner;
9. South 06°52'51" East, 84.31 feet, to a calculated point for the common corner of said 32.308 acre tract and that certain called 25.0644 acre tract described in instrument to Jeffery R. Sweet, recorded under Clerk's File Numbers 2024045983 and 2024045984, O.P.R.M.C.T., and further described under Clerk's File Number 2023105845, O.P.R.M.C.T., being the southeasterly corner of the herein described 20.857 acre tract;

THENCE South 53°33'58" West, with the common line between said 32.308 acre tract and said 25.0644 acre tract, at a distance of 49.92 feet, pass a 1/2 inch iron rod with cap found for reference, and continue, a total distance of 904.96 feet, to a 2 inch iron pipe found for a common corner of the same, for the most northerly corner of a 30 foot wide right-of-way easement described in instrument recorded in Volume 560, Page 242 of the Deed Records of Montgomery County, Texas (D.R.M.C.T.), being an angle point in the southeasterly line of the herein described 20.857 acre tract, from which a 1/2 inch iron pipe found for reference bears South 22°00'13" East, 29.90 feet;

THENCE South 61°26'24" West, 393.89 feet, with the common line between said 32.308 acre tract and said road easement, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 20.857 acre tract, from which a 1/2 inch iron rod with cap found for the southwesterly corner of said 32.308 acre tract bears, South 61°26'24" West, 659.67 feet;

THENCE North 17°46'58" West, 744.14 feet, severing said 32.308 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 20.857 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on July 1, 2026, by Texas Professional Surveying, LLC., and referenced to Survey Drawing Project 29414.

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.

July 17, 2026
Date





Kyle A. Parkinson
R.P.L.S. No. 7126