



# 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**  
**TRACT 6**  
**38.086 ACRES**  
**IN THE JUAN FALCON SURVEY, ABSTRACT NUMBER 32**  
**POLK COUNTY, TEXAS**

BEING a 38.086 acre tract of land situated in the Juan Falcon Survey, Abstract Number 32, Polk County, Texas, and being a portion of that certain called 97.386 acre tract described in instrument to Drew Slack Management Corp., Inc, recorded in Volume 2352, on Page 299 of the Official Public Records of Polk County, Texas (O.P.R.P.C.T.), said 38.086 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3 inch iron pipe with cap disk found in the southerly line of that certain tract of land shown to be owned by Mary J. Nettles (Nettles tract) according to Polk County Appraisal District ID Number 12353, for the common northerly corner of said 97.386 acre tract and that certain called 27.20 acre tract described as "Tract Two" in instrument to Dorothy Virginia Holcomb, recorded in Volume 1499, Page 869, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,268,994.72, E: 4,050,035.93**, Texas Central Zone (4203), grid measurements;

THENCE along and with a painted tree line, with the common line between said 97.386 acre tract and said 27.20 acre tract the following two (2) courses and distances:

1. South 21°57'49" West, 696.48 feet, to a 3 inch iron pipe with disk found for corner;
2. South 03°44'21" East, 527.89 feet, to a 3 inch iron pipe with disk found for a common corner same, being an angle point in the easterly line of the herein described 38.086 acre tract;

THENCE severing over and across said 97.386 acre tract the following two (2) courses and distances:

1. South 07°44'57" West, 350.55 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 22°25'37" East, at a distance of 1014.75 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the northerly margin of Cody Road, in all, a total distance of 1079.67 feet, to a 1/2 inch iron rod with cap found in the common line between said 97.386 acre tract and that certain called 131.384 acre tract described in instrument to Drew Slack Management Corp., Inc., recorded in Volume 2296, Page 486, O.P.R.P.C.T., being the southeasterly corner of the herein described 38.086 acre tract;

THENCE with the southerly margin of Cody Road, the common line between said 97.386 acre tract and said 131.384 acre tract, the following three (3) courses and distances:

1. South 76°44'08" West, 56.53 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for corner;
2. South 72°35'45" West, 602.21 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for corner;

3. South 77°25'28" West, at a distance of 90.86 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" found for reference, in all a total distance of 115.86 feet, to a calculated point in the approximate centerline of a creek, for the common westerly corner of said 97.386 acre tract and said 131.384 acre tract, being the southwesterly corner of the herein described 38.086 acre tract;

THENCE with the approximate centerline of said creek the westerly line of said 97.386 acre, the following forty-eight (48) courses and distances:

1. North 06°47'12" West, 37.76 feet, to a calculated point for corner;
2. North 06°44'17" West, 60.12 feet, to a calculated point for corner;
3. North 63°53'27" West, 47.44 feet, to a calculated point for corner;
4. South 86°51'13" West, 70.40 feet, to a calculated point for corner;
5. North 21°28'30" West, 65.21 feet, to a calculated point for corner;
6. North 05°25'48" East, 48.59 feet, to a calculated point for corner;
7. North 48°36'40" West, 49.55 feet, to a calculated point for corner;
8. North 40°02'18" East, 72.08 feet, to a calculated point for corner;
9. North 11°10'27" West, 30.40 feet, to a calculated point for corner;
10. North 13°37'59" East, 85.13 feet, to a calculated point for corner;
11. North 21°40'49" East, 39.92 feet, to a calculated point for corner;
12. North 29°02'39" East, 51.42 feet, to a calculated point for corner;
13. North 46°57'59" West, 83.65 feet, to a calculated point for corner;
14. North 26°22'26" West, 44.38 feet, to a calculated point for corner;
15. North 36°11'19" East, 66.56 feet, to a calculated point for corner;
16. North 39°02'19" East, 47.54 feet, to a calculated point for corner;
17. North 30°28'24" West, 54.18 feet, to a calculated point for corner;
18. North 05°08'07" West, 63.26 feet, to a calculated point for corner;
19. North 34°39'09" East, 38.66 feet, to a calculated point for corner;
20. North 51°04'28" West, 56.69 feet, to a calculated point for corner;
21. South 52°08'22" West, 42.60 feet, to a calculated point for corner;
22. North 48°17'43" West, 58.36 feet, to a calculated point for corner;
23. North 65°01'46" West, 82.28 feet, to a calculated point for corner;
24. North 29°40'54" West, 59.80 feet, to a calculated point for corner;
25. South 69°00'22" West, 29.59 feet, to a calculated point for corner;
26. North 84°54'59" West, 42.54 feet, to a calculated point for corner;
27. North 04°01'53" East, 64.71 feet, to a calculated point for corner;
28. North 76°35'04" West, 35.61 feet, to a calculated point for corner;
29. South 46°13'47" West, 38.09 feet, to a calculated point for corner;
30. North 13°46'43" West, 78.56 feet, to a calculated point for corner;
31. North 31°38'50" East, 47.18 feet, to a calculated point for corner;
32. South 81°48'17" East, 39.18 feet, to a calculated point for corner;
33. North 28°42'59" East, 45.82 feet, to a calculated point for corner;
34. North 26°36'14" West, 67.48 feet, to a calculated point for corner;
35. North 54°16'02" East, 45.09 feet, to a calculated point for corner;
36. North 33°40'12" East, 96.26 feet, to a calculated point for corner;
37. North 08°51'50" East, 61.97 feet, to a calculated point for corner;
38. North 24°16'56" East, 67.27 feet, to a calculated point for corner;
39. South 89°48'29" West, 35.81 feet, to a calculated point for corner;
40. North 47°39'58" West, 38.60 feet, to a calculated point for corner;
41. North 17°34'45" East, 63.84 feet, to a calculated point for corner;
42. North 34°49'39" East, 111.14 feet, to a calculated point for corner;
43. North 14°10'11" East, 96.10 feet, to a calculated point for corner;
44. North 73°21'57" West, 65.62 feet, to a calculated point for corner;
45. North 09°48'55" East, 41.33 feet, to a calculated point for corner;

46. South 89°45'57" East, 64.63 feet, to a calculated point for corner;
47. North 00°43'18" West, 63.36 feet, to a calculated point for corner;
48. North 66°00'41" West, 118.22 feet, to a calculated point for a common westerly corner of said 97.386 acre tract and said Nettles tract, being the westerly corner of the herein described 38.086 acre tract;

THENCE along and with a painted tree line, the common line between said 97.386 acre tract and said Nettles tract, the following two (2) courses and distances:

1. North 41°02'50" East, at a distance of 304.96 feet, pass a fence corner post found for reference, in all, a total distance of 1037.88 feet, to a 3 inch iron pipe with disk found for corner;
2. North 77°12'48" East, 280.31 feet, to the **POINT OF BEGINNING** and containing a computed area of 38.086 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 14, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 27401.

Bearings and distances recited herein are based on GPS observations and reference the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Texas Central Zone (4203), grid measurements.

September 28, 2022  
Date



A handwritten signature in black ink, appearing to read "Thomas A. McIntyre".

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