

FIELD NOTES
RESERVE "B"
DEER TRAIL ESTATES,
SECTION 1

Description of 33.745 acres of land being all of Restricted Reserve "B", Deer Trail Estates, Section 1, as recorded under Cabinet Z, Sheet 5779 of situated in the Johnathan C. Pitts Survey, Abstract No. 28, Montgomery County, Texas; said 33.745 acre tract being more particularly described as follows (all bearings are based on Texas State Plane Coordinate System NAD 83, Central Zone, 4203):

BEGINNING at a found 5/8-inch iron rod with cap for north corner of the herein described tract and in the west line of Lot 6, Block 2 of said Deer Trail Estates, Section 1, and an east corner of Block 1, Deer Trail Estates, Section 2 as recorded under Cabinet Z, Sheet 6593 of the Montgomery County Map Records (M.C.M.R.);

THENCE, South $33^{\circ}06'56''$ East, along said Block 2, Deer Trail Estates, Section 1, a distance of 1,436.41 feet to a found 5/8-inch iron rod with cap for the east corner of the herein described tract and a common west corner of Lot 20 and Lot 21 of said Block 2, Deer Trail Estates, Section 1;

THENCE, South $81^{\circ}59'52''$ West, along a south line of the herein described tract and along the north line of Block 1, of Deer Trail Estates, Section 3, as recorded under Cabinet Z, Sheet 8190 of the M.C.M.R. a distance of 260.10 feet to a set 5/8-inch iron rod with cap for corner;

THENCE, South $82^{\circ}27'41''$ West, continuing along a south line of the herein described tract and along the north line of Block 1, of Deer Trail Estates a distance of 72.72 feet to a set 5/8-inch iron rod with cap for corner;

THENCE, North $89^{\circ}47'54''$ West, continuing along a south line of the herein described tract and along the north line of Block 1, of Deer Trail Estates a distance of 19.18 feet to a set 5/8-inch iron rod with cap for corner;

THENCE, South $89^{\circ}19'13''$ West, continuing along a south line of the herein described tract and along the north line of Block 1, of Deer Trail Estates a distance of 729.55 feet to a set 5/8-inch iron rod with cap for corner;

THENCE, South $87^{\circ}18'51''$ West, continuing along a south line of the herein described tract and along the north line of Block 1, of Deer Trail Estates a distance of 346.16 feet to a set 5/8-inch iron rod with cap for the east corner of Reserve "A", of said Deer Trail Estates, Section 1 and the northwest corner of Block 1, of said Deer Trail Estates, Section 3;

THENCE, South $87^{\circ}18'51''$ East, along the south line of the herein described tract and the north line of said Reserve "A", a distance of 288.09 feet to a set 5/8-inch iron rod with cap for corner;

THENCE, South 87°31'54" West, along the south line of the herein described tract and the north line of a portion of said remainder of a called 200.00 acre tract to Champion Realty Corporation as recorded under M.C.C.F.No. 2000-052293, a distance of 236.54 feet to a set 5/8-inch iron rod with cap for corner;

THENCE, South 71°28'13" West, along the south line of the herein described tract and the north line of a portion of said remainder of a called 200.00 acre a distance of 350.73 feet to a set 5/8-inch iron rod with cap for corner;

THENCE, South 41°54'28" West, along the south line of the herein described tract and the north line of a portion of said remainder of a called 200.00 acre and a portion of said 82.6 acre tract to Mission Factors, LLC as recorded under M.C.C.F.No. 20013121629 a distance of 344.93 feet to a set 5/8-inch iron rod with cap for corner;

THENCE, North 61°59'46" West, over and across a portion of said 82.6 acre tract a distance of 390.48 feet to a set 5/8-inch iron rod with cap set for west corner of the herein described tract, being in the northwest line of said 82.6 acre tract and the southeast line of a called 11.37 acre tract to Billy Ruth Buckner Ready by deed as recorded under M.C.C.F.No. 9601025;

THENCE, North 33°11'17" East, along the northwest line of said 82.6 acre tract and the southeast line of said 11.37 acre tract a distance of 404.88 feet to a found axle for the north corner of said 82.6 acre tract and the east corner of said 11.37 acre tract;

THENCE, North 48°50'45" West, along the northeast line of said 11.37 acre tract a distance of 21.72 feet found 3/4-inch iron pipe for a west corner of said remainder of a called 200.00 acre tract in the northeast line of said 11.37 acre tract and a south corner of Texasba subdivision as recorded in Cabinet D, Sheet 21-A of Montgomery County Map Records;

THENCE, North 33°23'35" East, along a southeast line of said Texaba Subdivision a distance of 360.91 feet to a set 5/8-inch iron rod with cap for corner, being the west corner of Block 3, of said Deer Trail Estates, Section 2;

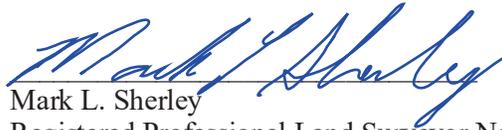
THENCE, South 56°43'50" East, departing the southeast line of said Texaba Subdivision a distance of 439.22 feet along the north line of the herein described tract and south line of said Block 3, Deer Trail Estates, Section 2, to a set 5/8-inch iron rod with cap for corner;

THENCE, North 33°16'10" East, continuing along the north line of the herein described tract and south line of said Block 3, Deer Trail Estates, Section 2 distance of 21.95 feet to a 5/8-inch iron rod with cap for corner;

THENCE, South 48°45'35" East, continuing along the north line of the herein described tract and south line of said Block 3, Deer Trail Estates, Section 2 a distance of 206.39 feet to a set 5/8-inch iron rod with cap for corner;

THENCE, North 87°18'51" East, continuing along the north line of the herein described tract and south line of said Block 3 and Block 1, Deer Trail Estates, Section 2 tract a distance of 365.18 feet to a set 5/8-inch iron rod with cap for corner;

THENCE, North 33°16'10" East, continuing along the north line of the herein described tract and south line of said Block 1, Deer Trail Estates, Section 2 a distance of 1399.77 feet to to the POINT OF BEGINNING and containing a computed area of 33.745 acres of land. This description is based on a ground survey prepared by Four Points Surveying dated March 22, 2022.



Mark L. Sherley
Registered Professional Land Surveyor No. 5326

