



FIELD NOTES
Deer Trail Estates
Section 3
Reserve "A"

Description of 6.8305 acres (297,537 square feet) of land situated in the J. Pitts Survey, Abstract No. 28, Montgomery County, Texas; being all of Reserve "A" of Deer Trail Estates, Section 3 as recorded under Cabinet Z, sheet 8190 of the Montgomery County Map Records (M.C.M.R.), said 6.8305 acre tract being more particularly described as follows (all bearings are based on the NAD83, Texas State Plane Coordinate System, Central Zone):

BEGINNING at a found 5/8-inch iron rod with cap located in south corner of the herein described, also being the south corner of said Deer Trail Estates, Section 3, an east corner of a remainder of a called 197.76 acre tract to Mission Factors, LLC by correction Special Warranty Deed as recorded under Montgomery County Clerk's File Number (M.C.C.F.No.) 2017105747 and in the northwest line of a called 3.992 acre to Steve Earle ETUX by Warranty Deed with Vendor's Lien as recorded under M.C.C.F.No. 2013128855;

THENCE, North $48^{\circ}45'08''$ West, along a southwest line of said Reserve "A" and the northeast line of said remainder of a called 197.76 acre tract, a distance of 1060.07 feet to a found 5/8-inch iron rod with cap for west corner of the herein described tract;

THENCE, North $41^{\circ}16'04''$ East, along the northwest line of the herein described tract and southwest line of Lots 26 and 25, Block 2 of said Deer Trail Estates, Section 3, a distance of 170.01 feet to a found 5/8-inch iron rod with cap for the north corner of the herein described and in the south line of said North Chestnut Hills Drive (called 60' right-of-way), being on a curve to the left;

THENCE, in a southeasterly along the south right-of-way line of said North Chestnut Hills Drive, with said curve to the left having a radius of 324.63 feet, an arc length of 20.09 feet, a delta angle of $03^{\circ}32'44''$ and a chord bearing South $54^{\circ}00'48''$ East, 20.09 feet to a found 5/8-inch iron rod with cap for the northwest corner of Lot 24, Block 2 of said Deer Trail Estates, Section 3;

THENCE, South $41^{\circ}16'04''$ West, along the west line of said Lot 24 a distance of 151.86 feet to a found 5/8-inch iron rod with cap;

THENCE, South $48^{\circ}45'08''$ East, along the south line of said Lot 24 and a portion of Lot 23, a distance of 98.52 feet to a found 5/8-inch iron rod with cap;

THENCE, South $69^{\circ}32'19''$ East, along the south line of Lot 23 a distance of 89.62 feet to a found 5/8-inch iron rod with cap;

THENCE, South $80^{\circ}27'37''$ East, along the south line of Lot 22 and a portion of Lot 21 a distance of 103.54 feet to a found 5/8-inch iron rod with cap;

THENCE, North $89^{\circ}19'13''$ East, along the south line of Lots 16 thru 21 and a portion of Lot 15, a distance of 482.29 feet to a found 5/8-inch iron with cap, beginning a curve to the right;

THENCE, in a southeast direction along the back of Lots 15 and 14, with said curve to the right having a radius of 100.00 feet, an arc length of 73.40 feet, a delta angle of $4^{\circ}03'13''$ and a chord bearing South $69^{\circ}39'10''$ East, 71.76 feet to a found 5/8-inch iron rod with cap;

THENCE, South $48^{\circ}37'34''$ East, along the back of Lots 11 though 13 and a portion of Lot 14 a distance of 345.37 feet to a found 5/8-inch iron with cap for the east corner of the herein described tract and in the southeast line of said Deer Trail Estates, Section 3 and in the northwest line of a called 6.0 acre tract to Donald and Jimmie Rodgers by Special Warranty Deed as recorded under M.C.C.F.No. 2007-007539;

THENCE, South $41^{\circ}26'38''$ West, along the southeast line of the herein described tract and the northwest line of said 6.0 acre tract a distance of 410.64 feet to a found 1" iron pipe for an angle point and west corner of said 6.0 acre tract;

THENCE, South $41^{\circ}27'07''$ West, continuing along the southeast line of the herein described tract and the northwest line of said 3.992 acres a distance of 42.69 feet to the POINT OF BEGINNING and containing a computed area of 6.8305 acres (297,537 square feet) of land. This description is based on a ground survey and plat prepared by Mark Sherley, Registered Professional Land Surveyor and dated June 23, 2022.


Mark L. Sherley
Registered Professional Land Surveyor No. 5326

