



FIELD NOTES

METES AND BOUNDS OF 23.054 ACRES OF LAND SITUATED IN THE TIMOTHY CUDE SURVEY, ABSTRACT NO. 12 CITY OF WILLIS, MONTGOMERY COUNTY, TEXAS

Being 23054 acres tract of land situated in the Timothy Cude Survey, Abstract No. 12, City of Willis, Montgomery County, Texas and being out of a called 131.640 acre tract of land conveyed to Clearlake Asset Management, LLC as recorded under Montgomery County Clerk File (M.C.C.F.) No. 2019027006 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.) and being a portion of Lexington Heights Section 1 Subdivision as recorded under Cabinet Z, Sheets 9314-9317 of the Montgomery County Plat Records and being more particularly described by metes and bounds as follows (bearing basis based on Texas Coordinate System of 1983, Central Zone No. 4203 (NAD 1983)):

COMMENCING at a found 5/8-inch iron rod being in the south right-of-way line of Farm to Market (F.M.) Road 1097 (variable width as recorded under Volume 294, Page 433 of the Montgomery County Deed Records and M.C.C.F. No. 2020073493 O.P.R.M.C.T.) and being the northwest corner of a residue called 4.678 acre tract of land conveyed to 1097 Property, LLC as recorded under M.C.C.F. No. 2017082165 O.P.R.M.C.T. and being the northeast corner of a called 1.466 acre tract of land conveyed to Clearlake Asset Manage, LLC as recorded under M.C.C.F. No. 2022028181 O.P.R.M.C.T. ;

THENCE, South 11°46'14" West, 636.91 feet with the east line of said 1.466 acre tract and the west line of said residue 4.678 acre tract to a found 5/8-inch iron rod with cap stamped "Four Points RPLS 5326" and being the southeast corner of said 1.466 acre tract and the southwest corner of said residue 4.678 acre tract and being on the north line of said called 131.640 acre tract;

THENCE, South 76°55'23" East, 131.35 feet continuing with the north line of said called 131.640 acre tract and the south line of said residue 4.678 acre tract to a found 5/8-inch iron rod in the westerly line of a called 4.789 acre tract conveyed to John L. Williamson as recorded under M.C.C.F. No. 8539838 O.P.R.M.C.T. and being the southeast corner of said residue 4.678 acre tract, and the east-northeast corner of said called 131.640 acre tract;

THENCE, South 12°45'30" West, 269.33 feet continuing with the east line of said called 131.640 acre tract and the west line of said called 4.789 acre tract to a found 1/2-inch iron rod and being the southwest corner of said called 4.789 acre tract and the northwest corner of a called 4.5000 acre tract conveyed to John L. Williamson as recorded under M.C.C.F. No. 8524698 O.P.R.M.C.T. and being an angle point of said called 131.640 acre tract;

THENCE, South 12°50'29" West, 318.23 feet with the west line of said called 4.5000 acre tract to a found wood fence post and being the southwest corner of said 4.5000 acre tract and the northwest corner of a called 7.89 acre tract conveyed to Orbit Asset Group LLC as recorded under M.C.C.F. No. 20220266176 O.P.R.M.C.T., and being an angle point of the herein described tract, from which a found 5/8-iron rod bears South 32°59'31" East, 0.94 feet;

THENCE, South 12°41'19" West, 294.27 feet with the west line of said 7.89 acre tract to a found 1/2-inch iron rod and being the southwest corner of said 7.89 acre tract and the northwest corner of a called 6.5083 acre tract conveyed to Joanie E. McFarland and Adam B. McFarland as recorded under M.C.C.F. No.



2016049052 O.P.R.M.C.T. , and being an angle point of the herein described tract, from which a found wood fence post bears South 72°56'24" West, 0.31 feet;

THENCE, South 12°40'04" West, 216.53 feet with the west line of said 6.5083 acre tract to a set 5/8-inch iron rod with cap stamped "Four Points RPLS 5326" and being the southeast corner of the herein described tract, from which a found 1/2-inch iron rod and being the southwest corner of said 6.5083 acre tract and the northwest corner of a called 17.217 acre tract as conveyed to Anderson WJD WBS LLC as recorded under M.C.C.F. No. 2021130092 O.P.R.M.C.T. bears South 12°40'04" West, 106.33 feet;

THENCE, North 77°24'33" West, 220.14 feet departing the west line of said 6.5083 acre tract and through the interior of the said called 131.640 acre tract to the **POINT OF BEGINNING** of the herein described tract;

,**THENCE**, continuing through the interior of the said called 131.640 acre tract, the following five (5) courses and distances:

1. South 12°35'27" West, 147.95 feet to a point for corner;
2. North 77°24'33" West, 120.00 feet to a point for corner;
3. South 56°36'07" West, 1036.28 feet to a point for corner;
4. South 12°35'27" West, 139.66 feet to a point for corner;
5. North 77°32'56" West, 405.82 feet to a point in the east line of a called 28.130 acre tract described in instrument conveyed to Clearlake Asset Management, LLC as recorded under M.C.C.F. No. 2020099379 O.P.R.M.C.T. and the west line of said 131.640 acre tract and being the southwest corner of the herein described tract;

THENCE, North 12°10'00" East, 503.42 feet with the east line of said called 28.130 acre tract and the west line of said called 131.640 acres to a point and being the west northwest corner of the herein described tract, and the beginning curve to the left, non-tangent at this point;

THENCE, through the interior of said called 131.640 acre tract, the following eleven (11) courses and distances:

1. In a Northeasterly direct with said curve to the left, along an arc length of 321.34 feet, a central angle of 80°03'02", a radius of 230.00 feet, and whose chord bearing and distance bears North 51°38'16" East, 295.84 feet to a point of tangency;
2. North 11°36'45" East, 183.67 feet to a point for corner;
3. South 78°23'15" East, 420.00 feet to a point for corner;
4. North 11°36'45" East, 600.00 feet to a point for corner;
5. South 78°23'15" East, 180.00 feet to a point for corner;
6. South 11°36'45" West, 19.10 feet to a point for corner;

7. South $76^{\circ}57'41''$ East, 513.77 feet to a point for corner and being the northeast corner of the herein described tract;
8. South $12^{\circ}39'09''$ West, 243.70 feet to a point of curvature to the right;
9. In a Southwesterly direct with said curve to the right, along an arc length of 62.84 feet, a central angle of $13^{\circ}20'08''$, a radius of 270.00 feet, and whose chord bearing and distance bears South $19^{\circ}19'13''$ West, 62.70 feet to a point of tangency;
10. South $25^{\circ}59'17''$ West, 89.97 feet to a point of curvature to the left;
11. In a Southwesterly direct with said curve to the left, along an arc length of 77.16 feet, a central angle of $13^{\circ}23'50''$, a radius of 330.00 feet, and whose chord bearing and distance bears South $19^{\circ}17'22''$ West, 76.99 feet to the **POINT OF BEGINNING** containing 23.054 acres of land.



Mark L. Sherley

Registered Professional Land Surveyor No. 5326

