



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

10.001 ACRES

TRACT 12

IN THE ANDREW BATEMAN SURVEY, ABSTRACT NUMBER 1

SAN AUGUSTINE COUNTY, TEXAS

BEING a 10.001 acre tract of land situated in the Andrew Bateman Survey, Abstract No. 1, San Augustine County, Texas, being a portion of a called 3,434.96 acre tract "Bateman Tract", as described in deed to Forestar (USA) Real Estate Group, Ltd., as recorded in Volume 94, Page 770, Official Public Records of San Augustine, Texas (O.P.R.S.A.C.T.), said 10.001 acre tract being more particularly described as follows:

COMMENCING at a ½ inch iron rod found w/cap in the easterly right-of-way line of Farm to Market Road 705 (100' R.O.W.), and being in the westerly line of a called 20.00 acre tract, as described in deed to Siert Martin Blok, III, recorded in Volume 90, Page 751 of said Office Public Records of San Augustine, Texas (O.P.R.S.A.C.T.), from which the northwest corner of said called 20.00 acre tract bears N03°26'44"E – 494.69', and from which a ½ inch iron rod found w/cap bears, N32°34'36"W – 3,864.92';

THENCE North 48°17'26"East a distance of 8,057.42', departing said easterly right-of-way line of Farm to Market Road 705 (100' R.O.W.), and severing said called 3,434.96 acre parent tract, to a ½ inch iron rod set w/cap "TPS 100834-00" for the northwesterly corner and **POINT OF BEGINNING** of the herein described tract, being in the centerline of a proposed 60' wide Utility and Access Easement, survey of even date;

THENCE North 13°47'06"East a distance of 110.80', with said centerline of a proposed 60' wide Utility and Access Easement, to a ½ inch iron rod set w/cap "TPS 100834-00";

THENCE North 41°50'06"East a distance of 108.01', continuing with said centerline of a proposed 60' wide Utility and Access Easement, to a ½ inch iron rod set w/cap "TPS 100834-00";

THENCE North 47°23'53"East a distance of 262.07', continuing with said centerline of a proposed 60' wide Utility and Access Easement, to a ½ inch iron rod set w/cap "TPS 100834-00";

THENCE North 35°30'45"East a distance of 97.097', continuing with said centerline of a proposed 60' wide Utility and Access Easement, to a ½ inch iron rod set w/cap "TPS 100834-00", for the northeasterly corner of the herein described tract;

THENCE South 29°03'32"East, departing said centerline of a proposed 60' wide Utility and Access Easement, at 30.0' passing a ½ inch iron rod set w/cap "TPS 100834-00" for reference, a total distance of 1030.16', to a ½ inch iron rod set w/cap "TPS 100834-00" in the Sam Rayburn Reservoir line, called 1,937.00 acre tract, as described in deed to The United States of America, as recorded in Volume 127, Page 195, of the Deed Records of San Augustine County, Texas, (D.R.S.A.C.T.);

THENCE with said Sam Rayburn Reservoir line, called 1,937.00 acre tract, as described in deed to The United States of America, the following courses:

South 74°48'27"West a distance of 41.89', to a 4"x4" concrete monument found for corner;
South 59°21'11"West a distance of 296.83', to a 4"x4" concrete monument found for corner;
North 24°26'40"West a distance of 293.30', to a 4"x4" concrete monument found for corner;
South 46°56'58"West a distance of 212.37', to a ½ inch iron rod set w/cap "TPS 100834-00", for the southwesterly corner of the herein described tract;

THENCE North 29°03'32"West, departing said Sam Rayburn Reservoir line, called 1,937.00 acre tract, as described in deed to The United States of America, at 537.70', passing a ½ inch iron rod set w/cap "TPS 100834-00" for reference, a total distance of 567.70', to the POINT OF BEGINNING.

CONTAINING a computed area of 10.001 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 9, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number U27-62 _TRACT 12.

Bearings recited herein are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

October 18, 2021

Date



Carey A. Johnson
R.P.L.S. No. 6524