



# TEXAS PROFESSIONAL SURVEYING, LLC.

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

## FIELD NOTE DESCRIPTION

13.261 ACRES

TRACT 9

IN THE ANDREW BATEMAN SURVEY, ABSTRACT NUMBER 1  
SAN AUGUSTINE COUNTY, TEXAS

BEING a 13.261 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 13.261 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 47°45'05"East a distance of 9,089.93', 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 southwesterly 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 29°03'32"W, departing said 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 490.73', to a ½ inch iron rod set w/cap "TPS 100834-00" for the northwesterly corner of the herein described tract, being 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, the following courses:

North 47°21'43"East a distance of 198.78', to a 4"x4" concrete monument found for corner;  
South 70°52'25"East a distance of 478.48', to a 4"x4" concrete monument found for corner;  
North 07°34'51"East a distance of 170.97', to a 4"x4" concrete monument found for corner;  
North 52°48'24"West a distance of 200.39', to a 4"x4" concrete monument found for corner;  
North 34°33'09"East a distance of 238.29', to a 4"x4" concrete monument found for corner;  
South 85°51'04"East a distance of 244.60', to a 4"x4" concrete monument found for corner;  
North 22°22'57"East a distance of 362.03', to a 4"x4" concrete monument found for corner;  
South 54°19'39"East a distance of 522.26', to a 4"x4" concrete monument found for corner;

South 01°06'15"East a distance of 123.26', to a ½ inch iron rod set w/cap "TPS 100834-00" for the southeasterly corner of the herein described tract;

THENCE South 59°28'44"West a distance of 899.43', departing said Sam Rayburn Reservoir line, called 1,937.00 acre tract, and severing said parent tract called 3,434.96 acre tract "Bateman Tract", to a ½ inch iron rod set w/cap "TPS 100834-00";

THENCE South 48°52'40"W a distance of 450.61', to a ½ inch iron rod set w/cap "TPS 100834-00";

THENCE South 60°18'56"W a distance of 60.00', to the POINT OF BEGINNING.

CONTAINING a computed area of 13.261 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 9.

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



A handwritten signature in blue ink, which appears to be "C.A. Johnson", written over a horizontal line. Below the signature, the text "Carey A. Johnson" and "R.P.L.S. No. 6524" is printed.

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