



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

39.243 ACRES

TRACT 15

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

BEING a 39.243 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 39.243 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 41°56'18"East a distance of 5,123.80', 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 westerly corner and **POINT OF BEGINNING** of the herein described tract, being in the centerline of a proposed 30' wide Utility and Access Easement, survey of even date;

THENCE with said centerline of a proposed 60' wide Utility and Access Easement, the following courses:

N41°17'03"E a distance of 374.67 to a point for corner;
N39°01'29"E a distance of 181.26 to a point for corner;
N44°55'12"E a distance of 238.84 to a point for corner;
N38°10'12"E a distance of 325.93 to a point for corner;
N44°54'08"E a distance of 200.80 to a point for corner;
N38°19'47"E a distance of 24.79 to a ½ inch iron rod set w/cap "TPS 100834-00", for the northeasterly corner of the herein described tract;

THENCE South 47°08'40"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, at 2082.07', passing a ½ inch iron rod set w/cap "TPS 100834-00" for reference, a total distance of 2,132.07', to a point in the approximate centerline of a Creek;

THENCE with the approximate centerline of said Creek, the following courses:

S73°34'01"W a distance of 66.10 to a point for corner;
S44°17'41"W a distance of 56.87 to a point for corner;
N39°07'33"W a distance of 57.79 to a point for corner;
S79°08'55"W a distance of 70.25 to a point for corner;
S26°51'17"W a distance of 37.86 to a point for corner;
S26°12'36"E a distance of 25.76 to a point for corner;
S56°44'33"W a distance of 83.01 to a point for corner;
N39°53'34"W a distance of 31.09 to a point for corner;
S47°57'49"W a distance of 87.09 to a point for corner;
S66°35'43"W a distance of 83.53 to a point for corner;
N46°25'03"W a distance of 60.51 to a point for corner;
N20°52'39"W a distance of 62.50 to a point for corner;
N80°05'44"W a distance of 52.02 to a point for corner;
S67°26'03"W a distance of 66.51 to a point for corner;
N70°58'46"W a distance of 41.61 to a point for corner;
N54°47'31"W a distance of 38.13 to a point for corner;
N84°53'18"W a distance of 63.27 to a point for corner;
N72°57'48"W a distance of 133.15 to a point for corner;
N41°56'08"W a distance of 75.13 to a point for corner;
N74°10'47"W a distance of 49.52 to a point for corner;
S76°31'09"W a distance of 103.73 to a point for corner;
S61°12'58"W a distance of 31.38 to a point for corner;
S78°00'48"W a distance of 70.95 to a point for corner;
S83°44'40"W a distance of 437.41 to a ½" iron rod found in the centerline of an existing gravel road, for the southwesterly corner of the herein described tract;

THENCE in a northwesterly direction, with the centerline of said existing gravel road, the following courses:

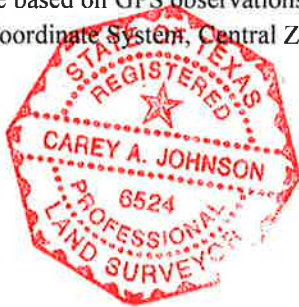
N55°50'13"W a distance of 57.62 to a point for corner;
N31°03'24"W a distance of 129.22 to a point for corner;
N18°12'15"W a distance of 146.67 to a point for corner;
N01°19'36"W a distance of 214.91 to a point for corner;
N58°18'31"W a distance of 306.79 to a point for corner;
S88°23'15"W a distance of 102.79 to a point for corner;
S64°14'48"W a distance of 341.46 to a point for corner, to the POINT OF BEGINNING.

CONTAINING a computed area of 39.243 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 15.

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