



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

6.566 ACRES

TRACT 5

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

BEING a 6.566 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 6.566 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°29'32"East a distance of 7,867.38', 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 36°15'40"East a distance of 60.00' , with the centerline of said proposed 60' wide Utility and Access Easement, to a ½ inch iron rod set w/cap "TPS 100834-00", for the upper northeasterly corner of the herein described tract;

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

S80°32'31"E at 30.0', passing a ½ inch iron rod set w/cap "TPS 100834-00" for reference, a total distance of 144.43' to a 4"x4" concrete monument found for corner, 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.);

N71°47'07"E a distance of 201.20 to a 4"x4" concrete monument found for corner;

S43°15'55"E a distance of 231.07 to a 4"x4" concrete monument found for corner;

S30°32'12"E, departing said Sam Rayburn Reservoir line, at 506.64', passing a ½ inch iron rod set w/cap "TPS 100834-00" for reference, a total distance of 536.64', to a ½ inch iron rod set w/cap "TPS 100834-00" in the centerline of said proposed 60' wide Utility and Access Easement, survey of even date, for the southeasterly corner of the herein described tract;

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

S13°47'06"W a distance of 13.78 to a point for corner;

S11°37'14"W a distance of 106.09 to a point for corner;

S65°29'18"W a distance of 179.83 to a ½ inch iron rod set w/cap "TPS 100834-00, for the southwesterly corner of the herein described tract;

THENCE North 39°46'53", 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 956.21', to the POINT OF BEGINNING.

CONTAINING a computed area of 6.566 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 5.

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