



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

9.611 ACRES

TRACT 10

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

BEING a 9.611 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 9.611 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 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 60°18'56"East a distance of 60.00', departing 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 48°52'40"East a distance of 450.61', to a ½ inch iron rod set w/cap "TPS 100834-00";

THENCE North 59°28'44"East a distance of 899.43', to a ½ inch iron rod set w/cap "TPS 100834-00", for the northeasterly 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, 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.); , the following courses:

South 01°06'15"East a distance of 123.26', to a 4"x4" concrete monument found for corner;
North 72°47'16"East a distance of 161.92', to a 4"x4" concrete monument found for corner;
South 08°04'20"West a distance of 207.87', to a 4"x4" concrete monument found for corner;
South 43°47'51"West a distance of 477.72', to a 4"x4" concrete monument found for corner;

North 80°42'34"West a distance of 547.57', to a 4"x4" concrete monument found for corner;
South 04°33'33"West a distance of 356.96', to a 4"x4" concrete monument found for corner;
South 69°20'23"West a distance of 294.61', to a 4"x4" concrete monument found for the southwesterly corner of the herein described tract;

THENCE North 29°03'32"West, departing said Sam Rayburn Reservoir line, at 215.36', passing a ½ inch iron rod set w/cap "TPS 100834-00" for reference, a total distance of 245.36', to the POINT OF BEGINNING.

CONTAINING a computed area of 9.611 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 10.

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