



TEXAS PROFESSIONAL SURVEYING, LLC.

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

FIELD NOTE DESCRIPTION
13.330 ACRES
IN THE MANUEL RIONDA SURVEY, ABSTRACT NUMBER 58
ANDERSON COUNTY, TEXAS

BEING a 13.330 acre tract of land situated in the Manuel Rionda Survey, Abstract Number 58, Anderson County, Texas, being a portion of that certain called 127.395 acre tract described in instrument to BCP Land, LLC, recorded under Document Number 2022-6631 of the Official Records Anderson County, Texas (O.R.A.C.T.), said 13.330 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1 inch iron rod found for the common corner of said 127.395 acre tract, that certain called 136.4 acre tract described as "Tract One" in instrument to Karen Nell Klein, recorded in Volume 1966, Page 643, O.R.A.C.T., and that certain called 32.53 acre tract described as "Tract One" in instrument to Kent Adam Willmott and Shayla R. Willmott, recorded under Document Number 2020-3002, O.R.A.C.T.;

THENCE South 21°02'48" East, 1973.03 feet, over and across said 127.395 acre tract, to a gate post found for the northerly corner of the herein described 13.330 acre tract and **POINT OF BEGINNING**, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,665,413.53, E: 3,695,489.82**, Texas Central Zone, (4203), grid measurements;

THENCE South 47°02'20" East, 536.46 feet, severing, over and across said 127.395 acre tract, with an existing fence, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 127.395 acre tract and that certain called 84.971 acre tract described in instrument to Joseph Y. Walker and Mary Ann Walker, recorded in Volume 1478, Page 187, O.R.A.C.T., for the easterly corner of the herein described 13.330 acre tract, from which a 3 inch iron pipe found for the common northerly corner of said 127.395 acre tract and said 84.971 acre tract bears, North 42°02'47" East, 869.68 feet;

THENCE South 41°58'17" West, 329.07 feet, with the common line between said 127.395 acre tract and said 84.971 acre tract, to a metal fence corner post found for the common corner of said 127.395 acre tract, said 84.971 acre tract and that certain called 15.00 acre tract described as "Tract One" in instrument to Lester Denham and Sandra Denham, recorded in Volume 2390, Page 797, O.R.A.C.T., being an angle point in the southeasterly line of the herein described 13.330 acre tract;

THENCE South 41°57'13" West, 1035.88 feet, with the common line between said 127.395 acre tract and said 15.00 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" found in the northeasterly margin of U.S. Highway 287 (HWY 287, width varies), for the southerly corner of said 127.395 acre tract and the herein described 13.330 acre tract, from which a 2 inch iron pipe pipe found for the southwesterly corner of said 15.00 acre tract bears, North 41°57'13" East, 0.78 feet, and a concrete monument found for reference bears South 57°26'15" East, 216.41 feet;

THENCE with the northeasterly right-of-way of said HWY 287, the southwesterly line of said 127.395 acre tract, the following two (2) courses and distances:

1. North 57°26'15" West, 184.40 feet, to a concrete monument found for corner;
2. North 54°33'41" West, 312.69 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the westerly corner of the herein described 13.330 acre tract, from which a concrete monument found for reference bears, North 54°33'41" West, 2388.63 feet;

THENCE continuing over and across said 127.395 acre tract, with an existing fence, the following four (4) courses and distances:

1. North 49°13'47" East, 15.76 feet, to a gate post found for corner;
2. North 55°20'19" East, 793.37 feet, to a fence corner post found for corner;
3. North 20°47'28" East, 671.86 feet, to a gate post found for corner;
4. North 68°58'14" East, 29.12 feet, to the **POINT OF BEGINNING** and containing a computed area of 13.330 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on October 17, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 27320.

Bearings and distances recited herein are based on GPS observations and reference the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Texas Central Zone (4203), grid measurements.

October 21, 2022
Date



A handwritten signature in blue ink, appearing to read "Thomas A. McIntyre", written over a horizontal line.

Thomas A. McIntyre
R.P.L.S. No. 6921