



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 18.346 ACRES IN THE MANUEL RIONDA SURVEY, ABSTRACT NUMBER 58 ANDERSON COUNTY, TEXAS

BEING a 18.346 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 18.346 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 28°48'16" West, 1361.07 feet, over and across said 127.395 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northerly corner of the herein described 18.346 acre tract and **POINT OF BEGINNING**, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,666,062.27, E: 3,694,125.46**, Texas Central Zone, (4203), grid measurements;

THENCE severing, over and across said 127.395 acre tract, with an existing fence, the following two (2) courses and distances:

1. South 37°47'33" East, 17.72 feet, to a gate post found for corner;
2. South 40°20'20" East, at a distance of 460.50 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 470.50 feet, to a calculated point in the approximate centerline of a creek for an easterly corner of the herein described 18.346 acre tract;

THENCE continuing over and across said 127.395 acre tract, with the approximate centerline of said creek, the following thirty-seven (37) courses and distances:

1. South 10°34'24" West, 21.24 feet, to a calculated point for corner;
2. South 02°48'47" East, 56.18 feet, to a calculated point for corner;
3. South 08°36'51" West, 49.51 feet, to a calculated point for corner;
4. South 20°38'31" West, 21.61 feet, to a calculated point for corner;
5. South 02°20'31" West, 22.86 feet, to a calculated point for corner;
6. South 24°10'19" West, 67.74 feet, to a calculated point for corner;
7. South 07°42'46" West, 48.64 feet, to a calculated point for corner;
8. South 30°10'55" West, 36.93 feet, to a calculated point for corner;
9. South 22°28'29" West, 34.78 feet, to a calculated point for corner;
10. South 18°17'37" East, 38.33 feet, to a calculated point for corner;
11. South 00°05'40" East, 22.47 feet, to a calculated point for corner;
12. South 59°28'48" West, 8.15 feet, to a calculated point for corner;
13. South 37°24'30" West, 22.99 feet, to a calculated point for corner;
14. South 13°19'20" West, 20.38 feet, to a calculated point for corner;

15. South 06°42'32" East, 32.92 feet, to a calculated point for corner;
16. South 25°13'18" West, 24.32 feet, to a calculated point for corner;
17. South 17°35'33" West, 44.95 feet, to a calculated point for corner;
18. South 09°27'37" East, 22.07 feet, to a calculated point for corner;
19. South 21°59'03" West, 10.12 feet, to a calculated point for corner;
20. South 06°42'52" East, 51.29 feet, to a calculated point for corner;
21. South 03°52'05" West, 41.21 feet, to a calculated point for corner;
22. South 17°46'27" West, 31.67 feet, to a calculated point for corner;
23. South 32°35'07" West, 41.05 feet, to a calculated point for corner;
24. South 16°13'50" East, 10.05 feet, to a calculated point for corner;
25. South 34°01'57" West, 14.11 feet, to a calculated point for corner;
26. South 06°03'49" East, 19.32 feet, to a calculated point for corner;
27. South 06°39'23" East, 24.88 feet, to a calculated point for corner;
28. South 16°50'30" West, 45.09 feet, to a calculated point for corner;
29. South 27°19'21" East, 19.62 feet, to a calculated point for corner;
30. South 09°27'44" West, 25.68 feet, to a calculated point for corner;
31. South 17°18'17" West, 31.90 feet, to a calculated point for corner;
32. South 09°50'52" East, 16.94 feet, to a calculated point for corner;
33. South 09°19'19" West, 18.94 feet, to a calculated point for corner;
34. South 13°20'02" East, 15.95 feet, to a calculated point for corner;
35. South 06°30'43" East, 21.36 feet, to a calculated point for corner;
36. South 32°25'54" East, 13.54 feet, to a calculated point for corner;
37. South 08°14'44" East, 40.92 feet, to a calculated point for corner;

THENCE South 65°23'39" West, continuing over and across said 127.395 acre tract, at a distance of 10.00 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 144.26 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly margin of U.S. Highway 287 (HWY 287, width varies), the southwesterly line of said 127.395 acre tract, for the southerly corner of the herein described 18.346 acre tract, from which a concrete monument found for reference bears, South 54°33'41" East, 796.89 feet;

THENCE North 54°33'41" West, 754.56 feet, with the northeasterly right-of-way of said HWY 287, the southwesterly line of said 127.395 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the westerly corner of the herein described 18.346 acre tract, from which a concrete monument found for reference bears, North 54°33'41" West, 1149.87 feet;

THENCE North 06°49'12" East, 406.94 feet, continuing over and across said 127.395 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for a westerly corner of the herein described 18.346 acre tract;

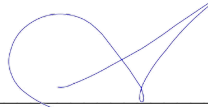
THENCE North 40°03'28" East, 818.49 feet, continuing over and across said 127.395 acre tract, with an existing fence, to the **POINT OF BEGINNING** and containing a computed area of 18.346 acres of land within this Field Note Description.

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 25, 2022
Date




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