



# TEXAS PROFESSIONAL SURVEYING, LLC.

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

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

BEING a 84.514 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 84.514 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** 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., being the northerly corner of the herein described 84.514 acre tract, said **POINT OF BEGINNING**, having a Texas State Plane Coordinate value of **N: 10,667,254.94, E: 3,694,781.25**, Texas Central Zone, (4203), grid measurements;

THENCE South 46°56'26" East, 968.72 feet, with the common line between said 127.395 acre tract and said 32.53 acre tract, to a ½ inch iron rod found (bent) for the common corner of said 84.514 acre tract, said 32.53 acre tract and those certain tracts described in instrument to Carolyn McMahon Living Trust, recorded in Volume 1655, Page 678, O.R.A.C.T., being an angle point in the northeasterly line of the herein described 84.514 acre tract;

THENCE with the common line between said 127.395 acre tract and said Carolyn McMahon Living Trust tracts, the following two (2) courses and distances:

1. South 47°10'05" East, 626.14 feet, to a ½ inch iron rod with cap found for corner;
2. South 47°27'34" East, 700.06 feet, to a 3 inch iron pipe found for the common northerly corner of said 84.514 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., being the easterly corner of the herein described 84.514 acre tract;

THENCE South 41°58'17" West, 869.70 feet, with the common line between said 127.395 acre tract and said 84.971 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the easterly southeast corner of the herein described 84.514 acre tract;

THENCE severing, over and across said 127.395 acre tract, with an existing fence, the following five (5) courses and distances:

1. North 47°02'20" West, 536.46 feet, to a fence corner post found for corner;
2. South 68°58'14" West, 29.12 feet, to a fence corner post found for corner;
3. South 20°47'28" West, 671.86 feet, to a fence corner post found for corner;
4. South 55°20'19" West, 793.37 feet, to a fence corner post found for corner;
5. South 49°13'47" West, 15.76 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly right-of-way of U.S. Highway 287 (HWY 287, width varies), for the southerly corner of the herein described 84.514 acre tract;

THENCE North 54°33'41" West, 484.20 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 a westerly corner of the herein described 84.514 acre tract;

THENCE North 65°23'39" East, continuing over and across said 127.395 acre tract, at a distance of 134.26 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 calculated point in the approximate centerline of a creek for an interior corner of the herein described 84.514 acre tract;

THENCE continuing over and across said 127.395 acre tract, with the approximate centerline of said creek the following

1. North 08°14'44" West, 40.92 feet, to a calculated point for corner;
2. North 32°25'54" West, 13.54 feet, to a calculated point for corner;
3. North 06°30'43" West, 21.36 feet, to a calculated point for corner;
4. North 13°20'02" West, 15.95 feet, to a calculated point for corner;
5. North 09°19'19" East, 18.94 feet, to a calculated point for corner;
6. North 09°50'52" West, 16.94 feet, to a calculated point for corner;
7. North 17°18'17" East, 31.90 feet, to a calculated point for corner;
8. North 09°27'44" East, 25.68 feet, to a calculated point for corner;
9. North 27°19'21" West, 19.62 feet, to a calculated point for corner;
10. North 16°50'30" East, 45.09 feet, to a calculated point for corner;
11. North 06°39'23" West, 24.88 feet, to a calculated point for corner;
12. North 06°03'49" West, 19.32 feet, to a calculated point for corner;
13. North 34°01'57" East, 14.11 feet, to a calculated point for corner;
14. North 16°13'50" West, 10.05 feet, to a calculated point for corner;
15. North 32°35'07" East, 41.05 feet, to a calculated point for corner;
16. North 17°46'27" East, 31.67 feet, to a calculated point for corner;
17. North 03°52'05" East, 41.21 feet, to a calculated point for corner;
18. North 06°42'52" West, 51.29 feet, to a calculated point for corner;
19. North 21°59'03" East, 10.12 feet, to a calculated point for corner;
20. North 09°27'37" West, 22.07 feet, to a calculated point for corner;
21. North 17°35'33" East, 44.95 feet, to a calculated point for corner;
22. North 25°13'18" East, 24.32 feet, to a calculated point for corner;
23. North 06°42'32" West, 32.92 feet, to a calculated point for corner;
24. North 13°19'20" East, 20.38 feet, to a calculated point for corner;
25. North 37°24'30" East, 22.99 feet, to a calculated point for corner;
26. North 59°28'48" East, 8.15 feet, to a calculated point for corner;
27. North 00°05'40" West, 22.47 feet, to a calculated point for corner;
28. North 18°17'37" West, 38.33 feet, to a calculated point for corner;
29. North 22°28'29" East, 34.78 feet, to a calculated point for corner;
30. North 30°10'55" East, 36.93 feet, to a calculated point for corner;
31. North 07°42'46" East, 48.64 feet, to a calculated point for corner;
32. North 24°10'19" East, 67.74 feet, to a calculated point for corner;
33. North 02°20'31" East, 22.86 feet, to a calculated point for corner;
34. North 20°38'31" East, 21.61 feet, to a calculated point for corner;
35. North 08°36'51" East, 49.51 feet, to a calculated point for corner;
36. North 02°48'47" West, 56.18 feet, to a calculated point for corner;
37. North 10°34'24" East, 21.24 feet, to a calculated point for an interior corner of the herein described 84.514 acre tract;

THENCE continuing over and across said 127.395 acre tract, with an existing fence, the following five ((5)) courses and distances:

1. North 40°20'20" West, 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 470.50 feet, to a fence corner post found for corner;
2. North 37°47'33" West, 17.72 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. North 37°47'33" West, 11.72 feet, to a gate post found for corner;
4. North 38°00'42" West, 314.54 feet, to a gate post found for corner;
5. North 42°19'11" West, 20.37 feet, to a ½ inch iron rod with cap found for the common corner of said 127.395 acre tract, said 136.4 acre tract and the remainder of that certain called 133 acre tract described in instrument to C.P. Woolverton, recorded in Volume 382, Page 562 of the Deed Records of Anderson County, Texas (D.R.A.C.T.), being a westerly corner of the herein described 84.514 acre tract;

THENCE North 43°23'49" East, 1266.86 feet, with the common line between said 127.395 acre tract and said 136.4 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 84.514 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 24, 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