



# TEXAS PROFESSIONAL SURVEYING, LLC.

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

## FIELD NOTE DESCRIPTION

**14.782 ACRES**

**TRACT 4**

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

BEING a 14.782 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 14.782 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°40'29"East a distance of 7,099.17', 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 northeasterly with the centerline of said proposed 60' wide Utility and Access Easement, the following courses:

N34°12'10"E a distance of 161.34 to a point for corner;  
N37°25'17"E a distance of 200.49 to a point for corner;  
N44°01'05"E a distance of 202.13 to a point for corner;  
N44°07'54"E a distance of 160.70 to a point for corner;  
N36°15'40"E a distance of 45.95 to a ½ inch iron rod set w/cap "TPS 100834-00" for the northerly northeasterly corner of the herein described tract;

THENCE South 39°46'53"East at 30.0', passing a ½ inch iron rod set w/cap "TPS 100834-00" for reference, at 926.21, passing a ½ inch iron rod set w/cap "TPS 100834-00" for reference, **a total distance of 956.21'**, to a ½ inch iron rod set w/cap "TPS 100834-00", in the centerline of a proposed 60' wide Utility and Access Easement, survey of even date;

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

S62°13'35"W a distance of 190.39 to a point for corner;  
S58°34'28"W a distance of 230.47 to a point for corner;  
S81°25'09"W a distance of 193.46 to a point for corner;  
S70°44'49"W a distance of 177.86 to a point for corner;  
S47°32'19"W a distance of 111.39 to a point for corner;  
N75°20'48"W a distance of 91.89 to a point for corner;  
N26°23'40"W a distance of 104.81 to a point for corner;  
N07°51'08"W a distance of 140.38 to a point for corner;  
N18°22'27"W a distance of 184.07 to a point for corner;  
N36°43'21"W a distance of 74.98 to a point for corner;  
N57°51'46"W a distance of 47.08 to the POINT OF BEGINNING.

CONTAINING a computed area of 14.782 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 4.

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