



TEXAS PROFESSIONAL SURVEYING, LLC.

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

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

BEING a 11.205 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 11.205 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 43°23'49" West, 1266.86 feet, with the common line between said 127.395 acre tract and said 136.4 acre tract, 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 the northerly corner and **POINT OF BEGINNING** of the herein described 11.205 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 10,666,334.42, E: 3,693,910.86**, Texas Central Zone, (4203), grid measurements;

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

1. South 42°19'11" East, 20.37 feet, to a gate post found for corner;
2. South 38°00'42" East, 314.54 feet, to a gate post found for corner;
3. South 37°47'33" East, 11.72 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
4. South 40°03'28" West, 818.49 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for an interior corner of the herein described 11.205 acre tract;

THENCE South 06°49'12" West, 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 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 11.205 acre tract, from which a concrete monument found for reference bears, South 54°33'41" East, 1951.87 feet;

THENCE North 54°33'41" West, 614.71 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" found for the common southerly corner of said 127.395 acre tract and said remainder of 133 acre tract, being the westerly corner of the herein described 11.205 acre tract, from which a ½ inch iron rod with cap found for reference bears, North 35°26'19" East, 1.65 feet, and a concrete monument found for reference bears, North 54°33'41" West, 535.16 feet;

THENCE with the common line between said 127.395 acre tract and said remainder of 133 acre tract, the following two (2) courses and distances;

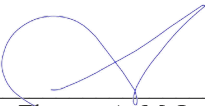
1. North 42°20'25" East, 449.00 feet, to a ½ inch iron rod with cap found for corner;
2. North 42°17'32" East, 830.54 feet, to the **POINT OF BEGINNING** and containing a computed area of 11.205 acres of land within this Field Note Description.

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