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FIELD NOTES

10.29 ACRES OF LAND, SITUATED IN THE JAMES FERGUSON SURVEY, ABSTRACT 193, BRAZORIA COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN 121.27 ACRE TRACT DESCRIBED IN A DEED FROM FRED WILBURN MILLER, et al, TO KCJ PROPERTIES, LLC, et al, RECORDED IN CLERK'S FILE 2021032638, SAID 10.29 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found for the North corner of the herein described tract at the North corner of said 121.27 acre tract and the West corner of a 5.145 acre tract described in a deed to Ronnie Bradley recorded in Clerk's File 2011008930, said point being in the Northwest line of the Ferguson Survey and the Southeast line of the J. W. Cloud Survey, Abstract 176, and the Southeast line of a 56.48 acre tract described in a deed to Michael Allen Konzack recorded in Clerk's File 02-037452, said point being located South 39°34'59" West - 1663.28 feet from a 2 inch iron pipe found at the East corner of the Cloud Survey and the East corner of said 56.48 acre tract;

THENCE South 50°26'38" East, with the Northeast line of said 121.27 acre tract, the Southwest line of said 5.145 acre tract, and the Southwest line of a 6.87 acre tract described in a deed to Claudia Bradley recorded in Clerk's File 2009055810, a distance of 1598.94 feet to a 1/2 inch iron rod found for the East corner of the herein described tract, at the East corner of said 121.27 acre tract, in the Northwest right-of-way line of F. M. 2004;

THENCE South 39°19'39" West, with the Southeast line of said 121.27 acre tract, being the Northwest right-of-way line of F. M. 2004 as described in a deed to the State of Texas recorded in Volume 879, Page 897, Deed Records, a distance of 280.28 feet to a 1/2 inch iron rod found for the South corner of the herein described tract, at the East corner of a 16.52 acre tract this day surveyed;

THENCE North 50°26'38" West, with the Northeast line of said 16.52 acre tract, a distance of 1600.19 feet to a 1/2 inch iron rod found for the West corner of the herein described tract, at the North corner of said 16.52 acre tract, in the Northwest line of said 121.27 acre tract and the Southeast line the aforementioned Konzack 56.48 acre tract, said point being in the Northwest line of the Ferguson Survey and the Southeast line of the Cloud Survey;

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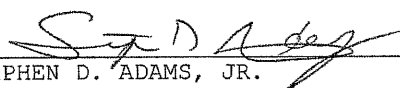
THENCE North 39°34'59" East, (Control Bearing) with the common line of said Surveys, being the Northwest line of said 121.27 acre tract and the Southeast line of said 56.48 acre tract, a distance of 280.28 feet to the PLACE OF BEGINNING and containing 10.29 acres of land.

Bearing Base - Texas State Plane Coordinate System
South Central Zone

Note: These Field Notes accompany a drawing of same date and same file name.



Field Notes written from an actual survey made on the ground in July, 2021.


STEPHEN D. ADAMS, JR.
Registered Professional Land Surveyor No. 5611

KCJ-A193-10Ac