

SURVEY PLAT SHOWING 16.52 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 WELBURN MILLER, et al, TO KCJ PROPERTIES, LLC, et al RECORDED IN CLERK'S FILE 2021032638. SEE ATTACHED FIELD NOTES.



THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION IN JULY, 2021, AND CONFORMING TO THE TEXAS PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PRACTICES AND PROCEDURES OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

STEPHEN D. ADAMS, JR., PROFESSIONAL LAND SURVEYOR NO. 5811
P.O. BOX 114 ALVIN, TEXAS 77512 281/331-3533
PREPARED WITHOUT THE SIGHT OF A WRITTEN TITLE REPORT.



SCALE 1"=100'
HEARING BASE - TEXAS STATE
PLANE COORDINATE SYSTEM,
SOUTH ZONE.



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FIELD NOTES

16.52 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 16.52 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found 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 39°34'59" West, (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 a 1/2 inch iron rod found for the North corner and PLACE OF BEGINNING of the herein described tract, at the West corner of a 10.29 acre tract this day surveyed;

THENCE South 50°26'38" East, with the Southwest line of said 10.29 acre, a distance of 1600.19 feet to a 1/2 inch iron rod found for the East corner of the herein described tract, at the South corner of said 10.29 acre tract, being in the Southeast line of said 121.27 acre tract and 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 144.98 feet to a leaning concrete monument found at the P.C. of a curve to the right;

THENCE with the Southeast line of said 121.27 acre tract, being the Northwest right-of-way line of F. M. 2004, following said curve to the right, having a Radius of 5579.65 feet, Central Angle of 03°07'56", Chord Bearing and Distance of South 40°50'33" West - 304.98 feet, for an arc distance of 305.02 feet to a 1/2 inch iron rod set for the South corner of the herein described tract;

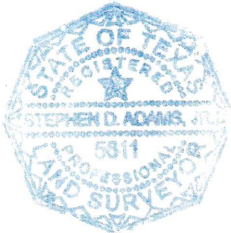
Page 2 of Field Notes on 16.52 acres of land

THENCE North 50°26'38" West, a distance of 1594.14 feet to a 1/2 inch iron rod set for the West corner of the herein described 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;

THENCE North 39°34'59" East, 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 449.88 feet to the PLACE OF BEGINNING and containing 16.52 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-A193-16Ac