



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

TRACT 8

8.010 ACRES

IN THE NATHANIEL HYDEN SURVEY, ABSTRACT NUMBER 22

SAN AUGUSTINE COUNTY, TEXAS

BEING a 8.010 acre tract of land situated in the Nathaniel Hyden Survey, Abstract Number 22, San Augustine County, Texas, being a portion of that certain called 1419.64 acre tract described in instrument to 705 Ventures, LLC., recorded in Volume 430, Page 643 of the Official Public Records of San Augustine County, Texas (O.P.R.S.A.C.T.), said 8.010 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of an existing field road for the southeasterly corner of the herein described 8.010 acre tract, from which a ¾ inch iron pipe found in the northeasterly right-of-way of Farm to Market 705 (F.M. 705, 100 feet wide), for the common westerly corner of said 1419.64 acre tract and Deer Cove II, Subdivision as shown on the map, recorded in Volume 2, Page 23 of the Plat Records of San Augustine County, Texas (P.R.S.A.C.T.), bears South 21°07'25" West, 2085.37 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,437,256.03, E: 4,243,381.63, Texas Central Zone (4203), grid measurements;

THENCE severing, over and across said 1419.64 acre tract, with the approximate centerline of said existing field road, the following four (4) courses and distances:

1. North 66°44'02" West, 66.71 feet, to a calculated point for corner;
2. North 72°24'14" West, 94.72 feet, to a calculated point for corner;
3. North 80°49'03" West, 98.76 feet, to a calculated point for corner;
4. North 79°15'54" West, 11.34 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 8.010 acre tract;

THENCE North 30°24'47" East, continuing over and across said 1419.64 acre tract, at a distance of 30.00 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference in the northerly margin of said existing field road, in all, a total distance of 1085.91 feet, to a 3 inch by 3 inch concrete monument found for a common corner of said 1419.64 acre tract and that certain called 2253.26 acre tract described as "Tract No. 104-10" in instrument to the United States of America recorded in Volume 127, Page 195 of the Deed Records of San Augustine County, Texas (D.R.S.A.C.T.), being the northwesterly corner of the herein described 8.010 acre tract;

THENCE with the common line between said 1419.64 acre tract and said 2253.26 acre tract, the following three (3) courses and distances:

1. South 11°16'54" East, 174.28 feet, to a 3 inch by 3 inch concrete monument found for corner;
2. South 72°31'38" East, 530.66 feet, to an iron pipe stamped "A.C.O.E." found for corner;
3. South 28°40'39" West, 37.09 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the easterly southeast corner of the herein described 8.010 acre tract, from which an iron pipe stamped "A.C.O.E." found for a common corner of same bears, South 28°40'39" West, 152.42 feet;

THENCE continuing over and across said 1419.64 acre tract, the following two (2) courses and distances:

1. South $81^{\circ}14'54''$ West, 304.25 feet, to a $\frac{1}{2}$ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South $40^{\circ}25'22''$ West, at a distance of 758.49 feet, pass a $\frac{1}{2}$ inch iron rod with cap stamped "TPS 100834-00" set for reference in the northerly margin of said existing field road, in all, a total distance of 788.49 feet, to the **POINT OF BEGINNING** and containing a computed area of 8.010 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 1, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 23496.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203), grid measurements.

June 8, 2022
Date




Thomas A. McIntyre
R.P.L.S. No. 6921