

FIELD NOTE DESCRIPTION

TRACT ONE - 25.086 ACRES

ALL that certain tract of land in Anderson County, Texas, in the ELI A. BOWEN SURVEY, Abstract 8, being a portion of the residue of 243.58 acres in deed from Robert A. Brock, et ux to Scott T. Satterfield, et ux dated July 17, 2002, recorded in Volume 1733, Page 389 of the Anderson County Official Public Records (O.P.R.) And being more particularly described as follows:
w/cap = plastic cap marked CL SMITH RPLS 4181

BEGINNING at a 1/2" iron rod w/cap set at the upper Northwest corner of the residue of said 243.58 acre tract and the intersection of the East margin of oiled County Road 379 with the South right-of-way line of FM Road 1137 based on a width of 80 feet as described in Volume 26, Page 221 of the Commissioner's Court Minutes. Found a 1/2" iron rod S 00° 21' 29" W, 5.48 feet for reference.

THENCE; N 89° 13' 49" E, with said South right-of-way line 1222.38 feet to a 1/2" iron rod w/cap found marking the Northwest corner of a 54.589 acre tract in Volume 2563, Page 420 O.P.R.

THENCE; S 02° 37' 01" E, with the upper East line of the residue of the 243.58 acre tract and the West line of said 54.589 acre tract 880.91 feet to a 1/2" iron rod w/cap found marking an angle point in the West line of the 54.589 acre tract.

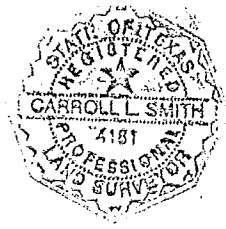
THENCE; S 88° 54' 15" W, along a fence 1242.65 feet to a 1/2" iron rod w/cap set in a West line of the residue of the 243.58 acre tract and the East margin of said County Road 379.

THENCE; In a Northerly direction with the East margin of the county road as follows:

N 01° 33' 00" W, 228.42 feet to a 1/2" iron rod w/cap set.
N 02° 30' 58" W, 359.18 feet to a 1/2" iron rod w/cap set.
N 00° 21' 29" E, 300.17 feet to the PLACE OF BEGINNING containing 25.086 acres.

Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, as determined by GPS observations.

I hereby certify that these field notes are an accurate representation of a survey made on the ground under my supervision on July 1, 2025. A map (C-1-4330) shows additional details and is a part of this survey.




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