



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
844.854 ACRES
IN THE WILLIAM BURNEY SURVEY, ABSTRACT NUMBER 10
GRIMES COUNTY, TEXAS

BEING a 844.854 acre tract of land situated in the William R. Barker Survey, Abstract Number 82, Grimes County, Texas, being all of those tracts conveyed by deed to Marilyn Ann Beck Fagan Management Trust, recorded in Clerk's File Number 2020-308587 of the Real Property Records of Grimes County, Texas (R.P.R.G.C.T.), being comprised of all of that same called 166.558 acre tract described in instrument to Five F. Enterprises, LTD., recorded in Volume 901, Page 749, R.P.R.G.C.T., all of the remainder of that same called 172.466 acre tract described in instrument to Five F. Enterprises, LTD., recorded in Volume 901, Page 737, R.P.R.G.C.T., all of that same called 58.369 acre tract described in instrument to Five F. Enterprises, LTD., recorded in Volume 901, Page 756, R.P.R.G.C.T., all of that same called 148.873 acre tract described in instrument to Five F. Enterprises, LTD., recorded in Volume 901, Page 745, R.P.R.G.C.T., and all of that same called 304.478 acre tract described instrument to Five F. Enterprises, LTD., recorded in Volume 901, Page 732, R.P.R.G.C.T., said 844.854 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found, bent, in the apparent common line between said Burney Survey and the Adam Vincent Survey, Abstract Number 466, the northwesterly margin of County Road 405 (CR 405) for the common easterly corner of said 148.873 acre tract and that certain called 114.5 acre tract described in instrument to Henrietta McMillian Estate, recorded in Volume 146, Page 140 of the Deed Records of Grimes County, Texas (D.R.G.C.T.), being a southeasterly corner of the herein described 844.854 acre tract;

THENCE South 66°14'56" West, 3978.77 feet, with the apparent northwesterly line of said Vincent Survey and the J.F. McGuffin Survey, Abstract Number 318, common to the apparent southeasterly line of said Burney Survey, the northwesterly line of said 114.5 acre tract and that certain called 98.87 acre tract described as "Second Tract" in instrument to Jinx M. Lee, recorded in Volume 610, Page 824, R.P.R.G.C.T., common to the southeasterly line of said 148.873 acre tract, to an eye bolt found for a common corner of said 148.873 acre tract and said 58.369 acre tract, and said 98.87 acre tract, being an angle point in the most southeasterly line of the herein described 844.854 acre tract;

THENCE South 65°45'06" West, 377.14 feet, continuing with the apparent common line between said Burney Survey and said McGuffin Survey, the common line between said 58.369 acre tract and said 98.87 acre tract, to a 5/8 inch iron rod found for the common corner of said 58.369 acre tract, said 98.87 acre tract, and that certain called 14.799 acre tract described as "Tract 1" in instrument to Jay A. Poindexter and Jessica A. Poindexter, recorded under Clerk's File Number 2020-307193 R.P.R.G.C.T., being an angle point in the southerly southeast line of the herein described 844.854 acre tract;

THENCE South 67°00'15" West, 1390.75 feet, continuing with the apparent common line between said Burney and McGuffin Surveys, the northwesterly line of said 14.799 acre tract and that certain called 39.151 acre tract described in instrument to Louise E.R. Blackmor, recorded in Volume 246, Page 1, D.R.G.C.T., common to the southeasterly line of said 58.369 acre tract and said remainder of 172.466 acre tract, to a 3/8 inch iron rod found for the common southerly corner of said 172.466 acre tract and that certain called 83.90 acre tract described in instrument to Sharon E. Abate and Andrew W. Abate, recorded in Volume 1717, Page 40, R.P.R.G.C.T., being the most southerly corner of the herein described 844.854 acre tract;

THENCE with the common line between said 172.466 acre tract and said 83.90 acre tract, the following two (2) courses and distances:

- 1) North 23°16'11" West, 2752.24 feet, to a 5/8 inch iron rod with cap found for corner;
- 2) South 66°01'31" West, 647.56 feet, to a 3/8 inch iron rod found for the common southerly corner of said 172.466 acre tract and that certain called 101.9408 acre tract described in instrument to Ronald W. Sanders and Judy R. Sanders, recorded in Volume 418, Page 225, R.R.G.C.T., being a southwesterly corner of the herein described 844.854 acre tract;

THENCE North 23°55'12" West, 1805.29 feet, with the common line between said 172.466 acre tract and said 101.9408 acre tract, to a 3 inch iron fence post found for a common corner of the same, being an angle point in the most northerly southwest line of the herein described 844.854 acre tract;

THENCE with the fenced and occupied line between said 172.466 acre tract and said 101.9408 acre tract, the following three (3) courses and distances:

- 1) North 04°54'07" East, 493.94 feet, to a 3 inch iron fence post found for corner;
- 2) North 33°15'10" West, 95.73 feet, to a fence corner post found for corner;
- 3) North 45°24'11" West, 105.16 feet, to a fence corner post found for corner;

THENCE North 46°39'24" West, 43.22 feet, continuing with said common line, departing said fence to a calculated point in the approximate centerline of Spring Creek for corner;

THENCE in a northwesterly direction, with the approximate centerline of said Spring Creek, a southwesterly line of said 166.558 acre tract, the following twenty-three (23) courses and distances:

- 1) North 50°19'58" West, 102.41 feet, to a calculated point for corner;
- 2) North 11°24'42" West, 105.79 feet, to a calculated point for corner;
- 3) North 56°45'31" West, 33.04 feet, to a calculated point for corner;
- 4) North 20°18'54" West, 67.21 feet, to a calculated point for corner;
- 5) North 39°43'37" East, 66.05 feet, to a calculated point for corner;
- 6) North 05°29'15" West, 94.20 feet, to a calculated point for corner;
- 7) North 21°44'18" West, 200.63 feet, to a calculated point for corner;
- 8) North 74°11'21" West, 30.83 feet, to a calculated point for corner;
- 9) South 58°11'46" West, 60.64 feet, to a calculated point for corner;
- 10) North 70°03'01" West, 59.68 feet, to a calculated point for corner;
- 11) North 84°43'57" West, 119.00 feet, to a calculated point for corner;
- 12) North 28°17'17" West, 29.75 feet, to a calculated point for corner;
- 13) North 04°00'00" East, 67.63 feet, to a calculated point for corner;
- 14) North 64°22'49" West, 151.20 feet, to a calculated point for corner;
- 15) North 24°41'13" West, 202.96 feet, to a calculated point for corner;
- 16) South 55°43'03" West, 87.75 feet, to a calculated point for corner;
- 17) North 79°01'33" West, 86.68 feet, to a calculated point for corner;
- 18) North 63°24'08" West, 206.66 feet, to a calculated point for corner;
- 19) North 47°01'09" West, 31.45 feet, to a calculated point for corner;
- 20) North 08°16'27" West, 40.30 feet, to a calculated point for corner;
- 21) North 26°30'19" East, 42.88 feet, to a calculated point for corner;
- 22) North 11°54'37" East, 217.29 feet, to a calculated point for corner;
- 23) North 04°39'01" West, 11.51 feet, to a calculated point for the common corner of said 166.558 acre tract, that certain called 18.480 acre tract described as "Tract 1" in instrument to Bryan J. Harris and Laurie A. Harris, recorded in Volume 1713, Page 449, O.P.R.G.C.T., and that certain called 27.363 acre tract described in instrument to Brian Thomas Walkoviak, recorded in Volume 1183, Page 363, R.P.R.G.C.T., being a northwesterly corner of the herein described 844.854 acre tract;

THENCE North 40°09'57" East, with the southeasterly line of said 27.363 acre tract, that certain called 27.363 acre tract described as "Tract 2" in instrument to Jared Walkoviak, recorded in Volume 747, Page 456, R.R.G.C.T., common to the northwesterly line of said 166.558 acre tract, at a distance of 43.47 feet, pass a fence corner post found for reference, in all, a total distance of 1535.11 feet, to a ½ inch iron rod found for the common westerly corner of said 166.558 acre tract and that certain called 2 acre tract described in instrument to Salem Church, recorded in Volume 133, Page 383, D.R.G.C.T., being a northwesterly corner of the herein described 844.854 acre tract;

THENCE with the common line between said 166.558 acre tract and said 2 acre tract, the following three (3) courses and distances:

- 1) South 50°43'02" East, 206.63 feet, to a ½ inch iron rod found for corner;
- 2) North 41°36'51" East, 413.81 feet, to a fence corner post found for corner;
- 3) North 49°58'57" West, 208.33 feet, to a ½ inch iron rod found in the southeasterly line of that certain called 27.363 acre tract described as "Tract 1" in instrument to Karen Moran, recorded in Volume 747, Page 456, R.P.R.G.C.T., for the common northerly corner of said 166.558 acre tract and said 2 acre tract, being a northwesterly corner of the herein described 844.854 acre tract;

THENCE North 44°21'26" East, 846.33 feet, with the common line between said 166.558 acre tract and said Moran 27.363 acre tract, to a fence corner post for a common corner of same, being a northeasterly corner of the herein described 844.854 acre tract;

THENCE North 45°23'03" East, continuing with the common line between said 166.558 acre tract and said Moran 27.363 acre tract, at a distance of 388.40 feet, pass a fence corner post found for reference, in all, a total distance of 398.68 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the westerly margin of an existing gravel drive, a southwesterly line of that certain called 2.401 acre tract described as "Tracts 1 and 2" in instrument to Debra Leigh Wolf-Seymour, recorded in Volume 1577, Page 649, R.R.G.C.T., for the most northerly corner of said 166.558 acre tract, being the northerly northeast corner of the herein described 844.854 acre tract;

THENCE South 22°57'08" East, 3552.80 feet, with the southwesterly line of said 2.401 acre tract, that certain called 20.263 acre tract described in instrument to Jerry B. Haygood, Sr., recorded in Volume 1169, Page 239, R.P.R.G.C.T., and that certain called 304.478 acre tract described as "Tract 1" in instrument to Joe Fultz and J.P. James, recorded in Volume 199, Page 78, D.R.G.C.T., common to a northeasterly line of said 166.558 acre tract, to a fence corner post found in the northwesterly line of said Five F. Enterprises, LTD 304.478 acre tract, for the common southerly corner of said 166.558 acre tract and said Fultz 304.478 acre tract, being an interior corner of the herein described 844.854 acre tract, from which a ½ inch iron rod found for reference bears South 67°03'24" West, 312.55 feet;

THENCE North 66°51'17" East, 2033.42 feet, with the common line between said 304.478 acre tract, to a 3/8 inch iron rod found, bent, for a common corner of the same, being an angle point in the easterly north line of the herein described 844.854 acre tract;

THENCE North 66°16'59" East, 2002.14 feet, continuing with said common line, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southwesterly margin of an existing gravel road for the most northerly corner of said Five F. Enterprises, LTD 304.478 acre tract, being the easterly northeast corner of the herein described 844.854 acre tract;

THENCE in a southerly direction, with the southwesterly margin of said existing gravel road, the northeasterly line of said Five F. Enterprises, LTD 304.478 acre tract, and said said Five F. Enterprises, LTD 148.873 acre tract, the following nine (9) courses and distances:

- 1) South 41°17'09" East, 47.17 feet, to an eye bolt found for corner;
- 2) South 29°02'54" East, 96.39 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
- 3) South 26°44'34" East, 334.78 feet, to an eye bolt found for corner;

- 4) South 24°05'45" East, 676.75 feet, 3/8 inch iron rod found, bent, for corner;
- 5) South 23°30'22" East, 781.05 feet, to a ½ inch iron pipe found for corner;
- 6) South 26°25'46" East, 411.45 feet, to a fence corner post found for corner;
- 7) South 21°58'04" East, 1203.17 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
- 8) South 19°54'35" East, 421.25 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
- 9) South 19°05'02" East, 96.03 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;

THENCE South 07°10'58" West, 590.78 feet, with the southeasterly line of said Five F. Enterprises, LTD 304.478 acre tract, to the **POINT OF BEGINNING**

CONTAINING a computed area of 844.854 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 6, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number F256-01

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).

March 24, 2021
Date



Carey A. Johnson
R.P.L.S. No. 6524