

SURVEY PLAT SHOWING 23.53 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, 2021, AND CONFORMS 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
 STEPHEN D. ADAMS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5811
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 281/331-3523
 PREPARED WITHOUT THE BENEFIT OF A WRITTEN FIELD REPORT.



SCALE 1"=100'
 BEARING BASE - TEXAS STATE PLAIN COORDINATE SYSTEM, SOUTH CENTRAL ZONE.



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FIELD NOTES

23.53 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 23.53 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 730.16 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 16.52 acre tract this day surveyed;

THENCE South 50°26'38" East, with the Southwest line of said 16.52 acre, a distance of 1594.14 feet to a 1/2 inch iron rod set for the East corner of the herein described tract, at the South corner of said 16.52 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 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, following a curve to the right, having a Radius of 5579.65 feet, Central Angle of 06°46'13", Chord Bearing and Distance of South 45°47'37" West - 658.93 feet, for an arc distance of 659.31 feet to a 5/8 inch iron rod with aluminum cap stamped "TXDOT" found at the P.T. of said curve for the South corner of the herein described tract;

THENCE North 50°26'38" West, a distance of 1522.85 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 of an 80.02 acre tract described in a deed to Claudia Ann Bradley recorded in Clerk's File 02-037453, said point being in the Northwest

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line of the Ferguson Survey and the Southeast line of the Cloud Survey;

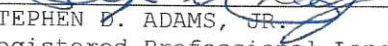
THENCE North 39°34'59" East, with the common line of said Surveys, being the Northwest line of said 121.27 acre tract and the Southeast line of said 80.02 acre tract, at 582.07 feet pass a 3/4 inch iron pipe found at the East corner of said 80.02 acre tract and the South corner of the aforementioned 56.48 acre tract, and continue for a total distance of 655.03 feet to the PLACE OF BEGINNING and containing 23.53 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-A193-23Ac