

F.D. MCBRIDE & ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYORS



RAYMOND E. (GENE) RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
ANDERSON COUNTY SURVEYOR

BOUNDARY SURVEYS
SUBDIVISIONS
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LEASE SURVEYS
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Description of a 19.846 acre tract
ALBERT T. RICE SURVEY, ABSTRACT NO. 672
Anderson County, Texas

ALL that certain tract or parcel of land, being a part of the ALBERT T. RICE SURVEY, ABSTRACT NO. 875, Anderson County, Texas, also being a part of that certain called 14.397 acre Tract 1 (28.703 acres save and except 14.306 acres) and all of that certain called 14.306 acre Tract 2 conveyed to Tommie O. Keepers et ux by Gaylon Palms et ux, June 7, 2007, recorded in Volume 2040, page 53 of the Official Public Records of Anderson County, Texas, and being more completely described as follows, to wit:

BEGINNING at a 1/2" Iron Rod with a cap stamped RPLS 4091 found for corner at the Northwest corner of the residue of the above mentioned 14.397 acre tract and the Southwest corner of a called 4.50 acre tract described in Document No. 2022-2893 of the Official Public Records of Anderson County, Texas, in the East line of a called 48.8 acre tract described in Volume 2163, page 412 of the Official Public Records of Anderson County, Texas, the West line of the Albert T. Rice Survey, A - 672, and the East line of the John Durst Survey, A - 18.

THENCE S 88° 16' 55" E with the North line of the residue of said 14.397 acre tract and the South line of said 4.50 acre tract a distance of 789.24 feet to the Northeast corner of the residue of said 14.397 acre tract and the Southeast corner of said 4.50 acre tract, in the center line of F.M. Road No. 228 as recorded in Volume 24, page 495 of the Commissioners Court Minutes of Anderson County, Texas, from which a found 1/2" Iron Rod with a cap stamped RPLS 4091 Brs. N 88° 16' 55" W - 40.20 feet.

THENCE in a Southerly direction with the East line of said 14.397 acre tract, the East line of the above mentioned 14.306 acre tract and the center line of F.M. Road No. 228 as follows: S 9° 32' 29" E - 188.25 feet to the P.C. of a curve to the right, continuing with said curve to the right which has a delta angle of 6° 29' 36", a radius of 2568.90 feet, a length of 290.98 feet and a chord of S 6° 40' 52" E - 290.98 feet to the P.T. of said curve and continuing S 3° 26' 04" E - 517.84 feet to a 60d Nail found for corner at the Southeast corner of said 14.306 acre tract, from which a found 1/2" Iron Rod Brs. S 87° 16' 05" W - 40.89 feet.

Description of a 19.846 acre tract, ALBERT T. RICE SURVEY, ABSTRACT NO. 672, Anderson County, Texas


THENCE N 89° 07' 58" W with the South line of said 14.306 acre tract and the North line of a called 8.03 acre tract recorded in Volume 2163, page 415 of the Official Public Records of Anderson County, Texas, a distance of 924.48 feet to a bent 1/2" Iron Rod and Axle found for corner at the Southwest corner of said 14.306 acre tract and the Northwest corner of said 8.03 acre tract, in the East line of said 48.8 acre tract, the West line of the Albert T. Rice Survey, A - 672, and the East line of the John Durst Survey, A - 18.

THENCE N 2° 16' 33" E with the West line of said 14.306 acre tract, the East line of said 48.8 acre tract, the West line of the Albert T. Rice Survey, A - 672, and the East line of the John Durst Survey, A - 18, a distance of 706.99 feet to a 1/2" Iron Rod with an Axle Guard Stake found for corner at the Northwest corner of said 14.306 acre tract and the Southwest corner of said 14.397 acre tract.

THENCE N 2° 12' 04" E with the West line of said 14.397 acre tract, the East line of said 48.8 acre tract, the West line of the Albert T. Rice Survey, A - 672, and the East line of the John Durst Survey, A - 18, a distance of 295.01 feet to the place of beginning, containing 19.846 acres of land, of which 0.915 of an acre is in the right-of-way of F.M. Road No. 228.

I, Raymond E. Russell, Registered Professional Land Surveyor No. 4091, do hereby declare that the above field notes were prepared from an actual survey made by me on the ground during the month of July, 2022. Bearings derived from the South line of a called 4.50 acre tract described in Document No. 2022-2893 of the Official Public Records of Anderson County, Texas. All set 1/2" Iron Rods have an orange plastic cap stamped RPLS 4091. A plat of this property was prepared this date and is a part of this survey.

GIVEN UNDER MY HAND AND SEAL this the 6th day of July, 2022.


REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4091

