



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
12.000 ACRES
IN THE NANCY ANDERSON SURVEY, ABSTRACT NO. 72
GRIMES COUNTY, TEXAS

BEING a 12.000 acre tract of land situated in the Nancy Anderson Survey, Abstract No. 72, Grimes County, Texas, being out of and part of that certain called 19.48 acre tract described in instrument to Dennis Klecka and Staci Klecka, recorded in Volume 1149, Page 25 of the Official Records of Grimes County, Texas (O.R.G.C.T.), said 12.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the southerly margin of County Road 1278 (C.R. 1278), for the common northerly corner of said 19.48 acre tract and a called 82.4 acre tract described as "Second Tract" in instrument to Domenico Delesandri, recorded in Volume 283, Page 725, O.R.G.C.T., being the northeasterly corner of the herein described 12.000 acre tract;

THENCE South 15°33'57" West, 1,383.98 feet, with the common line of said 19.48 acre tract and said 82.4 acre tract, to a fence corner post found for the easterly southeast corner of said 19.48 acre tract and the herein described 12.000 acre tract;

THENCE South 46°43'39" West, 22.57 feet, with the southerly southeast line of said 19.48 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly right-of-way of the Chicago Rock Island Pacific Railroad, for the most southerly corner of said 19.48 acre tract and the herein described 12.000 acre tract;

THENCE North 41°13'34" West, 473.69 feet, with the southwesterly line of said 19.48 acre tract and the northeasterly right-of-way of said railroad, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the westerly corner of the herein described 12.000 acre tract, from which a 5/8 inch iron rod found for an angle point in said railroad right-of-way and an interior corner of said 19.48 acre tract, bears North 41°13'34" West, 25.69 feet;

THENCE North 15°34'46" East, 1,152.91 feet, severing said 19.48 acre tract, to a ½ inch iron rod with cap stamped "TPS 100100834-00" set in the southerly margin of said C.R. 1278 for the northwesterly corner of the herein described 12.000 acre tract, from which a 5/8 inch iron rod found for the northwesterly corner of said 19.48 acre tract, bears North 73°09'44" West, 296.78 feet;

THENCE South 73°09'44" East, 407.84 feet, with the northerly line of said 19.48 acre tract and along the southerly margin of said C.R. 1278, to the **PLACE OF BEGINNING**;


CONTAINING a computed area of 12.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on January 4, 2018 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number K140-01.

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).

January 8, 2018
Date




Michael S. Partridge
R.P.L.S. No. 6125