



# TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**  
**TRACT 10**  
**10.100 ACRES**  
**IN THE ANDREW MILLER SURVEY, ABSTRACT NUMBER 83,**  
**WASHINGTON COUNTY, TEXAS**

BEING a 10.100 acre tract of land situated in the Andrew Miller Survey, Abstract Number 83, Washington County, Texas, being a portion of that certain called 232.6 acre tract described in instrument to Kimi Cattle Company and Hospitality Ranch, LLC, recorded in Volume 1586, Page 831, of the Official Public Records of Washington County, Texas (O.P.R.W.C.T.), said 10.100 acre tract being more particularly described by metes and bounds as follows:

**COMMENCING** at a ½ inch iron rod with cap stamped "TPS 100834-00" set at the intersection in southeasterly margin of Farm to Market Road 912 (FM 912), with the easterly margin of said Bosse Road;

THENCE South 04°36'46" East, 845.25 feet, with the easterly margin of said Bosse Road, to a ½ inch iron rod with cap stamped "TPS 100834-00" set;

THENCE South 02°52'34" East, 596.77 feet, continuing with the easterly margin of said Bosse Road, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the **POINT OF BEGINNING**, being the northwesterly corner of the herein described 10.100 acre tract;

THENCE severing, over and across said 232.6 acre tract, the following three (3) courses and distances:

1. North 86°39'22" East, 1,323.63 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 03°29'49" East, 331.94 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. South 86°39'22" West, 1,327.23 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the easterly margin of said Bosse Road for the southwesterly corner of the herein described 10.100 acre tract;


THENCE North 02°52'34" West, 331.95 feet, with the easterly margin of said Bosse Road, to the **POINT OF BEGINNING**;

CONTAINING a computed area of 10.100 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 1, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B543-15\_TR 10.

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).

August 17, 2021  
Date

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

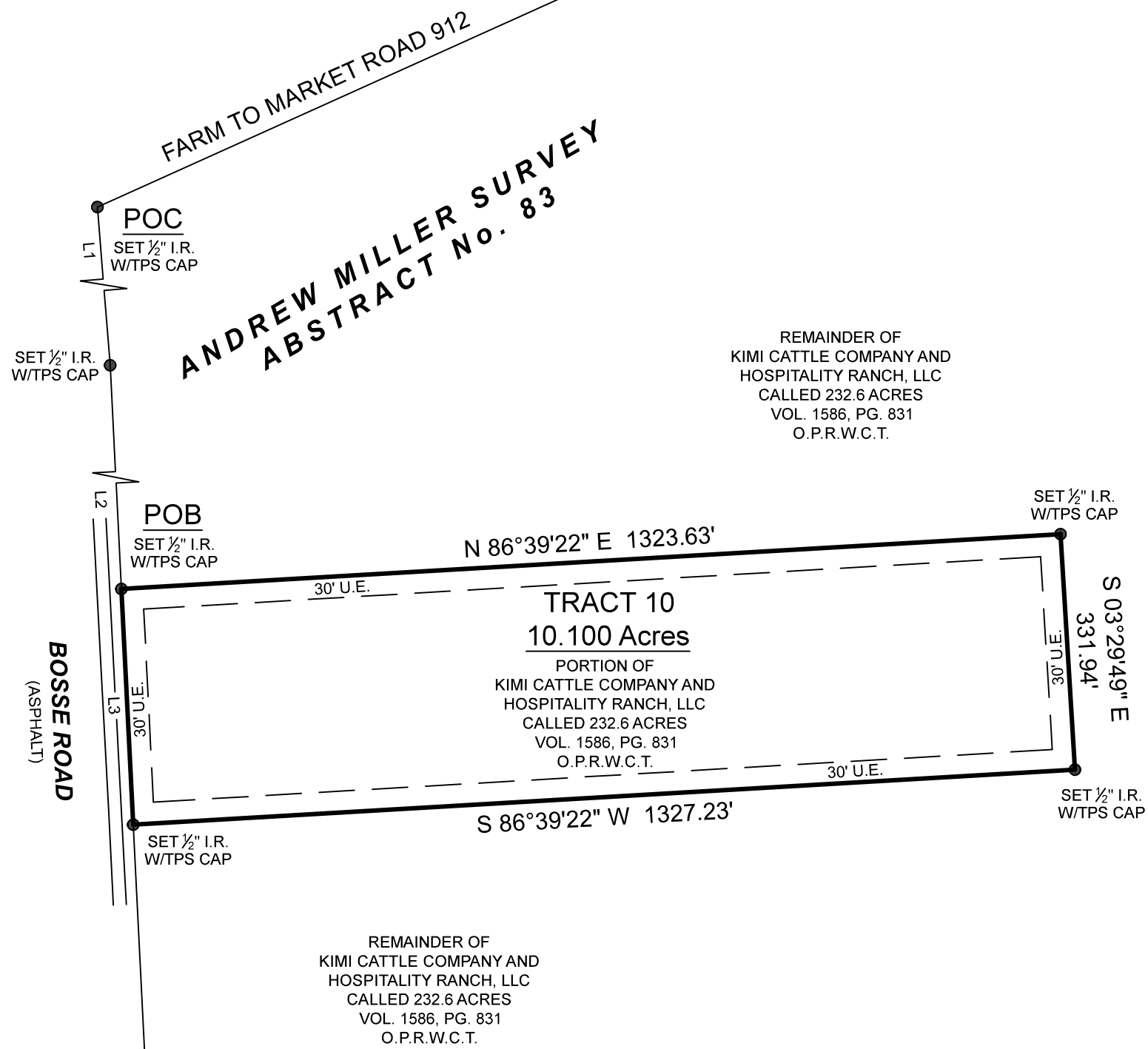




LINE	BEARING	DISTANCE
L1	S 04°36'56" E	845.25'
L2	S 02°52'34" E	596.77'
L3	N 02°52'34" W	331.95'



- SYMBOL LEGEND**
- P - Overhead Power Line
  - Guy Wire
  - // - Wood Fence
  - XXX - Wrought Iron Fence
  - XX - Chainlink Fence
  - X - Wire Fence
  - Fire Hydrant
  - Power Pole
  - Telephone Pedestal
  - Water Valve
  - Water Meter
  - Set Iron Rod w/TPS Cap
  - End Iron Rod



BOUNDARY SURVEY

BEING a 10.100 acre tract of land situated in the Andrew Miller Survey, Abstract Number 83, Washington County, Texas, being a portion of that certain called 232.6 acre tract described in instrument to Kimi Cattle Company and Hospitality Ranch, LLC, recorded in Volume 1586, Page 831, of the Official Public Records of Washington County, Texas (O.P.R.W.C.T.), said 10.100 acre tract being more particularly described attached by metes and bounds description.

**General Notes:**

1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on survey.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48477C0175C having an effective date of 8/16/2011.

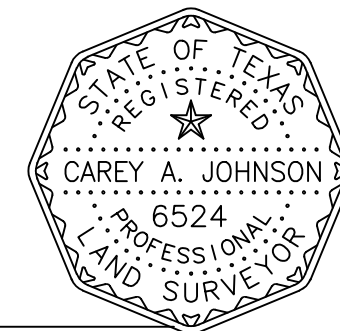
Job No.: B543-15 TRACT 10  
 Scale: 1"=200'  
 Date: 8/9/2021  
 Drawn By: MB  
 Checked By: DVB/MJW  
 Field Crew: TC  
 Revised:

Purchaser: Blue Indie Realty  
 Address: Bosse Rd., Washington Tx, 77880  
 Lot: \_\_\_\_\_, Block: \_\_\_\_\_, Section: \_\_\_\_\_  
 Survey: Andrew Miller, A 83  
 Area: 10.100 Acres  
 Subdivision: \_\_\_\_\_  
 Cabinet: \_\_\_\_\_, Sheet: \_\_\_\_\_, Records: \_\_\_\_\_  
 Washington County, Texas

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).  
 Basis of Bearings

[Signature]

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



*Carey A. Johnson*  
 Registered Professional Land Surveyor No. 6524

3032 N. FRAZIER STREET - CONROE, TX 77303  
 PH (936)756-7447 - FAX (936)756-7448  
 www.surveyingtexas.com  
 FIRM REGISTRATION No. 100834-00