

FIELD NOTE DESCRIPTION

32.146 ACRES

ALL that certain tract of land in Anderson County, Texas, in the GEORGE LESTER SURVEY, Abstract 484, being a portion of the residue of that same tract called 160.60 acres in deed from Steven L. Presley, et ux to Jean E. Bammel, et ux dated December 31, 2002, recorded in Volume 1761, Page 588 of the Anderson County Official Public Records (O.P.R.) and being more particularly described as follows:

w/cap = plastic cap marked CL SMITH RPLS 4181


COMMENCING at a 1/2" iron rod found marking the upper Northwest corner of the residue of said 160.60 acre tract and the Northeast corner of 2.00 acres in Volume 2502, Page 193 O.P.R., being in the South right-of-way line of FM Road 2267 based on a width of 100 feet as described in Volume 26, Page 283 of the Commissioner's Court Minutes.

- THENCE; S 82° 57' 53" E, With said South right-of-way line 50.71 feet to a 1/2" iron rod w/cap set for the Northwest corner and PLACE OF BEGINNING of the herein described tract.
- THENCE; S 82° 57' 53" E, with said North right-of-way line 1048.88 feet to a 1/2" iron rod w/cap set.
- THENCE; S 03° 34' 28" E, parallel with and 100 feet West of at a right angle to the East line of the residue of the 160.60 acre tract 1063.72 feet to a 1/2" iron rod w/cap set.
- THENCE; S 87° 23' 21" W, 1050.81 feet to a 1/2" iron rod w/cap set.
- THENCE; S 48° 40' 51" W, 305.46 feet to a 1/2" iron rod w/cap set in the lower West line of the residue of the 160.60 acre tract and East line of 362.312 acres in Volume 1224, Page 1 O.P.R., being in the West line of the LESTER SURVEY and the East line of the G. W. BROWNING SURVEY, Abstract 138.
- THENCE; N 02° 34' 59" W, with the lower West line of the residue of the 160.60 acre tract, the East line of the 362.312 acre tract, the West line of the LESTER SURVEY, East line of the BROWNING SURVEY and East line of the JOHN G. LEGG SURVEY, Abstract 483, 939.29 feet to a 1/2" iron rod w/cap set. A 1/2" iron rod with plastic cap marked RPLS 2504 at the Southwest corner of said 2.00 acre tract bears N 02° 34' 59" W, 50.00 feet for reference.
- THENCE; N 87° 25' 01" E, 236.55 feet to a 1/2" iron rod w/cap set.
- THENCE; N 02° 34' 59" W, 491.16 feet to the PLACE OF BEGINNING containing 32.146 acres.

Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83, as determined by GPS observations.

I hereby certify that these field notes are an accurate representation of a survey made on the ground under my supervision on February 20, 2023.




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