



FIELD NOTES DESCRIPTION
OF A 35.85 ACRE TRACT
LYING IN
THE SUSAN CLAMPITT SURVEY, ABSTRACT 26
WASHINGTON COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 35.85 ACRES IN THE SUSAN CLAMPITT SURVEY, ABSTRACT 26, BRAZOS COUNTY, TEXAS; SAID 35.85 ACRES BEING ALL OF THAT CERTAIN TRACT OF LAND CALLED TO BE 25.945 ACRES DESCRIBED TO JOE L. MOORE AND WIFE, LON L. MOORE IN VOLUME 371, PAGE 660, OFFICIAL RECORDS, WASHINGTON COUNTY, TEXAS (ORWCT), AND ALSO BEING ALL OF THAT CERTAIN TRACT OF LAND CALLED TO BE 10.000 ACRES DESCRIBED TO JOE L. MOORE AND WIFE, LON L. MOORE IN VOLUME 592, PAGE 187 (ORWCT); SAID 35.85 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found in the southwest right-of-way line of St. Peters School Road (a county maintained public road, appears to be prescriptive in nature, no record found) for the east corner of said Moore 25.945 acre tract, same being the north corner of a called 16.100 acre tract described to Jeffrey C. Harris and Michele F. Harris in Volume 1477, Page 569 (ORWCT);

THENCE, departing the southwest right-of-way line of said St. Peters School Road, with the southerly line of said Moore tract common to the northerly lines of said Harris tract and a called 20.640 acre tract described to Mark I. Robbins and Melinda Robbins in Volume 1762, Page 248 (ORWCT), **S70° 50' 38" W**, passing a 1/2 inch iron rod with orange plastic cap stamped 'O'MALLEY ENGINEERING' found at a distance of 621.75 feet for the common north corner of said Harris and Robbins tracts, continuing on for a total distance of **721.05 feet** to a 1/2 inch iron rod found for an angle point in the southerly line of said Moore 25.945 acre tract and the northerly line of said Robbins tract;

THENCE, continuing with the southerly line of said Moore 25.945 acre tract common to the northerly line of said Robbins tract, **S74° 54' 26" W**, a distance of **705.14 feet** to a 1/2 inch iron rod with orange plastic cap stamped 'O'MALLEY ENGINEERING' found for an angle point in the southerly line of said Moore 25.945 acre tract, same being the common north corner of said Robbins tract and a called 18.174 acre tract described to Douglas R. Kettler and Theresa Kettler in Volume 1469, Page 829 (ORWCT);

THENCE, continuing with the southerly line of said Moore 25.945 acre tract common to the northerly line of said Kettler tract (1469/829), **S71° 23' 55" W**, a distance of **660.45 feet** to a 3/8 inch iron rod found in the easterly line of the remainder of a called 353.7052 acre tract described to Paintbrush Land and Cattle, LLC., in Volume 1422, Page 946 (ORWCT), same being the south corner of said Moore 25.945 acre tract and the northwest common corner of said Kettler tract (1469/829);

THENCE, with the common line of said Moore 25.945 acre tract and said Paintbrush Land and Cattle, LLC., tract for the following three (3) bearings and distances:

- 1) **N18° 17' 08" W**, a distance of **495.59 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set;

- 2) **N 16° 37' 23" W**, a distance of **115.63 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set;
- 3) **N 20° 01' 38" W**, a distance of **136.66 feet** to a 3/8 inch iron rod found in the northeast line of said Paintbrush Land and Cattle, LLC, for the northwest corner of said Moore 25.945 acre tract, same being the southwest corner of a called 18.174 acre tract described to Douglas R. Kettler in Volume 388, Page 7 of the Deed Records of Washington County, Texas (DRWCT);

THENCE, with the common line of said Moore 25.945 acre tract and said Kettler tract (388/7), **N 71° 32' 59" E**, a distance of **2,016.97 feet** to a 1/2 inch iron rod found in the southwest right-of-way line of said St. Peters School Road for the most northerly corner of said Moore 10.000 acre tract, same also being the southeast corner of said Kettler tract (388/7);

THENCE, with the southwest right-of-way line of St. Peters School Road for the following eight (8) bearings and distances:

- 1) **S 16° 41' 36" E**, a distance of **268.94 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set;
- 2) **S 18° 41' 01" E**, a distance of **98.33 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set;
- 3) **S 52° 20' 26" E**, a distance of **62.64 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set;
- 4) **S 44° 06' 31" E**, a distance of **44.17 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set;
- 5) **S 24° 09' 36" E**, a distance of **31.70 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set;
- 6) **S 17° 38' 16" E**, a distance of **128.28 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set;
- 7) **S 31° 40' 46" E**, a distance of **77.83 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set;
- 8) **S 19° 36' 11" E**, a distance of **83.92 feet** to the **POINT OF BEGINNING** and containing **35.85 acres of land**, more or less.

Surveyed on the ground April 2023 under my supervision. See drawing prepared April 2023 for other information. The drawing and this Field Notes Description are intended to be one instrument together. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00006381201395 (calculated using GEOID12B). Reference drawing: 23-286-TITLE.


4/17/23
Dustin C. Kaiser

Registered Professional Land Surveyor No. 6918



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