



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
TRACT 3
8.535 ACRES
IN THE CHARLES B. SHAIN SURVEY, ABSTRACT NUMBER 305
BEE COUNTY, TEXAS

BEING an 8.535 acre tract of land situated in the Charles B. Shain Survey, Abstract Number 305, Bee County, Texas, being a portion of that certain called 71.116 acre tract described in instrument to Ryan Pope, recorded under Instrument Number 2747 of the Official Public Records of Bee County, Texas (O.P.R.B.C.T.), said 8.535 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped “TPS 100834-00” set in the common line between said 71.116 acre tract and that certain called 140.53 acre tract, now or formerly described in instrument to Thomas W. Keller and Mary F. Keller, recorded in Volume 601, Page 353, O.P.R.B.C.T., for the northerly corner of the herein described 8.535 acre tract, from which a ½ inch iron rod with cap stamped “TPS 100834-00” found in the southeasterly line of that certain called 1312.380 acre tract described in instrument to Orsted Onshore Real Estate Holdings, LLC., recorded under Instrument Number 1389, O.P.R.B.C.T., for the common northerly corner of said 71.116 acre tract and said 140.53 acre tract bears, North 21°33’24” West, 350.71 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 13,394,509.21 E: 2,310,580.58**, South Central Zone (4204), grid measurements;

THENCE South 21°33’24” East, 391.95 feet, with the common line between said 71.116 acre tract and said 140.53 acre tract, to a ½ inch iron rod with cap stamped “TPS 100834-00” set for the easterly corner of the herein described 8.535 acre tract;

THENCE severing, over and across said 71.116 acre tract, the following three (3) courses and distances:

1. South 69°11’03” West, 690.93 feet, to a ½ inch iron rod with cap stamped “TPS 100834-00” set for corner;
2. North 21°33’24” West, 302.20 feet, to a ½ inch iron rod with cap stamped “TPS 100834-00” set for corner;
3. South 69°11’03” West, at a distance of 997.61 feet, pass a ½ inch iron rod with cap stamped “TPS 100834-00” set for reference in the northeasterly margin of County Road 124 (CR 124), in all, a total distance of 1037.61 feet, to a calculated point in the southwestly margin of said CR 124, the common line between said 71.116 acre tract and that certain called 22.96 acre tract described in instrument to Albert De Leon and Blanca De Leon, recorded in Volume 845, Page 538, O.P.R.B.C.T., being a southerly corner of the herein described 8.535 acre tract;

THENCE North 20°48’56” West, 99.92 feet, with the common line between said 71.116 acre tract and said 22.96 acre tract, to a calculated point for the westerly corner of the herein described 8.535 acre tract;


THENCE North 69°29'19" East, continuing over and across said 71.116 acre tract, at a distance of 40.00 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference in the northeasterly margin of said CR 124, in all, a total distance of 1727.41 feet, to the **POINT OF BEGINNING** and containing a computed area of 8.535 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on September 21, 2023 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 33701.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, South Central Zone, (4204), grid measurements.

September 25, 2023
Date





Thomas A. McIntyre
R.P.L.S. No. 6921