



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
TRACT 7
5.407 ACRES
IN THE CHARLES B. SHAIN SURVEY, ABSTRACT NUMBER 305
BEE COUNTY, TEXAS

BEING a 5.407 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 5.407 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 for the easterly corner of the herein described 5.407 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 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., bears, North 09°14’14” East, 1349.50 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 13,393,503.39, E: 2,310,505.10**, South Central Zone (4204), grid measurements;

THENCE South 38°34’05” West, severing, over and across said 71.116 acre tract, at a distance of 685.57 feet, pass a ½ inch iron rod with cap stamped “TPS 100834-00” set for reference in the northerly margin of Farm to Market Road 673 (FM 673), in all, a total distance of 745.57 feet, to a calculated point in the approximate centerline of said FM 673, the southerly line of said 71.116 acre tract for the southeasterly corner of the herein described 5.407 acre tract

THENCE North 84°44’00” West, 451.35 feet, with the approximate centerline of said FM 673, the southerly line of said 71.116 acre tract, to a calculated point for the southwesterly corner of said 71.116 acre tract and the herein described 5.407 acre tract;

THENCE North 20°48’56” West, with the southwesterly line of said 71.116 acre tract, at a distance of 55.54 feet, pass a 5/8 inch iron rod (bent) found at the intersection of the northerly margin of said FM 673, with the southwesterly margin of County Road 124 (CR 124) for the southeasterly corner of 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., continuing with the southwesterly margin of said CR 124, the common line between said 71.116 acre tract and said 22.96 acre tract, in all, a total distance of 181.27 feet, to a calculated point for the westerly corner of the herein described 5.407 acre tract;

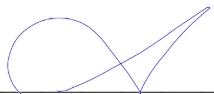
THENCE North 69°11'03" East, continuing over and across said 71.116 acre tract, at a distance of 40.00 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference in the northeasterly margin of said CR 124, in all, a total distance of 1047.02 feet, to the **POINT OF BEGINNING** and containing a computed area of 5.407 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