

FIELDNOTE DESCRIPTION

14.390 Acre Tract

Tract "G"

William T. Davis Survey, A-255

Anderson County, Texas

Job No. 418396, Map No. A-8396BNDRYG-A, January 27, 2022

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FIELDNOTES to all that certain tract or parcel of land being 14.390 acres, located in the William T. Davis Survey, A-255 in Anderson County, Texas, and being out of and a part of the residue of the 116.372 acre tract described in a General Warranty Deed from David Price James, et al to Dominy-Rose, L.L.C., dated November 4, 2021 and recorded in Document No. 2021-7415 of the Official Public Records of Anderson County, Texas (OPRACT). Said 14.390 acre tract being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap (ELS Surveying) set in the centerline of the north ditch of County Road 1612 for the southwest corner of the herein described tract, same being located in the common line of said William T. Davis Survey, A-255 and the Philip Martin Survey, A-41, same being located in the common line of said 116.372 acre tract and a called 1.462 acre tract described in a Special Warranty Deed from J.P. Morgan Mortgage Acquisition Corporation to Raymond Crain and Rebecca Darlene Crain, dated July 17, 2017 and recorded in Volume 2580, Page 267 OPRACT, from which a bent 1/2-inch iron rod found in said north ditchline for the northwest corner of said called 1.462 acre tract bears South 62°13'34" West a distance of 102.04 feet;

THENCE North 10°29'52" East a distance of **876.45 feet** across said 116.372 acre tract to a 1/2-inch iron rod with cap (ELS Surveying) set for the northwest corner of the herein described tract;

THENCE North 81°18'58" East a distance of **901.07 feet** across said 116.372 acre tract to a 1/2-inch iron rod with cap (ELS Surveying) set for the northeast corner of the herein described tract, same being located in a common line of said 116.372 acre tract and a called 11.789 acre tract described in a General Warranty Deed from Clint Boyd to Bobby Clayton Boyd and Elizabeth Ashley Boyd, dated November 29, 2021 and recorded in Document No. 2021-7986 OPRACT, from which a 12-inch pine tree found with wire for an angle corner of said 116.372 acre tract and said called 11.789 acre tract bears North 12°28'15" West a distance of 312.51 feet;

THENCE South 12°28'15" East a distance of **420.12** along said common line of said 116.372 acre tract and said called 11.789 acre tract to a 1/2-inch iron rod found at a X-Tie fence corner for the southeast corner of the herein described tract, same being the southeast corner of said 116.732 acre tract and the southwest corner of said called 11.789 acre tract, same being located in the common line of said 116.372 acre tract and the residue of a called 79.73 acre tract described as Tract One in a Warranty Deed With Vendor's Lien, dated June 14, 2004 and recorded in Volume 1853, Page 799 OPRACT, same being located in said common line of said William T. Davis Survey, A-255 and the Philip Martin Survey, A-41;

THENCE South 67°30'03" West a distance of **121.04 feet** along the common line of said 116.372 acre tract and said residue of called 79.73 acre tract and along said common survey line to a 10-inch fence post found for an angle corner of the herein described tract and said 116.372 acre tract, same being the upper northwest corner of said residue of called 79.73 acre tract, same being the northeast corner of a called 2.035 acre tract described in a Gift Deed from Melvin F. Neal, Sr. to Connie L. Ray, dated April 7, 2005 and recorded in Volume 1902, Page 159 OPRACT;

THENCE South 62°30'47" West a distance of **150.20 feet** along the common line of said 116.372 acre tract and said called 2.035 acre tract and along said common survey line to a 1/2-inch iron rod found at a fence corner for an angle corner of the herein described tract and said 116.372 acre tract, same being the northwest corner of said called 2.035 acre tract, same being the northeast corner of a called 2.00 acre tract described in a General Warranty Deed

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from Charlotte Holloway to Martin Chavarria and Kristina Banuelos, dated June 10, 2021 and recorded in Document No. 2021-3843 OPRACT;

THENCE South 62°14'06" West a distance of **258.03 feet** along the common line of said 116.372 acre tract and said called 2.00 acre tract and along said common survey line to a 1/2-inch iron rod found for and angle corner of the herein described tract and said 116.372 acre tract, same being the northwest corner of said called 2.00 acre tract;

THENCE South 62°13'04" West a distance of **544.75 feet** along a south line of said 116.372 acre tract, the north line of the residue of a called 86.5 acre tract described in Volume 443, Page 442 of the Deed Records of Anderson County, Texas (DRACT), the north line of a called 1.328 acre described in a Warranty Deed With Vendor's Lien from James W. Newton, et ux to Martha Jones, dated September 17, 2020 and recorded in Document No. 2020-5428 OPRACT, and along said common survey line to a 1/2-inch iron found at a T-Post on the north side of County Road 1612 for an angle corner of the herein described tract and said 116.372 acre tract, same being the northwest corner of said called 1.328 acre tract and the northeast corner of said called 1.462 acre tract;

THENCE South 62°13'34" West a distance of **209.99 feet** along the common line of said 116.372 acre tract and said called 1.462 acre tract and along said common survey line to the **POINT OF BEGINNING** and containing a **total of 14.390 acres** of which approximately 0.02 of an acre lies within said County Road 1612.

Basis of Bearings is referenced to the Texas State Plane Coordinate System, Texas Central Zone (4203) NAD83 (2011) as derived from GPS observations.

A plat accompanies these field notes.

Iron rods described herein as set are 1/2-inch iron rods with yellow plastic cap stamped "ELS Surveying".

I, Connor G. Brown, Registered Professional Land Surveyor, do hereby certify these field notes to be written from an actual on the ground survey made under my direction and supervision during January 2022.

GIVEN UNDER MY HAND AND SEAL, this the 27th day of January, 2022.


Connor G. Brown
Registered Professional Land Surveyor
State of Texas No. 6366

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