

**FIELDNOTE DESCRIPTION**  
30 Foot Wide Utility Easement  
William T. Davis Survey, A-255  
Anderson County, Texas  
Job No. 418396 - January 27, 2022  
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**FIELDNOTES** to all that certain tract or parcel of land being a 30 foot wide Utility Easement, located in the William T. Davis Survey, A-255 in Anderson County, Texas, and being over and across 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 30 foot wide Utility Easement being 15 feet either side of the following described centerline:

**BEGINNING** at a point in the centerline of F.M. Highway 2914 and in a west line of said residue of 116.372 acre tract, from which a 1/2-inch iron rod with cap (ELS Surveying) set in the east right of way of F.M. Highway 2914 for reference bears North 81°18'58" East a distance of 50.13 feet;

**THENCE North 81°18'58" East** a distance of **1781.41 feet** over and across said 116.372 acre tract to a 1/2-inch iron rod with cap (ELS Surveying) set for the **POINT OF TERMINATION** of the herein described easement, same being located in an east line of said 116.372 acre tract and the west line of 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 and a 1/2-inch iron rod found at a X-Tie fence corner for the southeast corner of said 116.372 acre tract and the southwest corner of said called 11.789 acre tract bears South 12°28'15" East a distance of 420.12 feet.

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

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 27<sup>th</sup> day of January, 2022.

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

**ELS** SURVEYING & MAPPING, INC.  
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