



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

TRACT 1

14.739 ACRES

**IN THE JEREMIAH STELL SURVEY, ABSTRACT NUMBER 867
AND IN THE ELIAS P. FORT SURVEY, ABSTRACT NUMBER 327
LAMAR COUNTY, TEXAS**

BEING a 14.739 acre tract situated in the Jeremiah Stell Survey, Abstract Number 867 and in the Elias P. Fort Survey, Abstract Number 327, Lamar County, Texas, being a portion of that certain called 58.957 acre tract described in instrument to BCP Land, LLC, recorded under Document Number 199295-2022 of the Official Public Records of Lamar County, Texas (O.P.R.L.C.T.) said 14.739 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found in the southerly line of that certain called 10.00 acre tract described in instrument to Mark Welch and Laura Welch, recorded under Document Number 094711-2012, O.P.R.L.C.T., for the common northerly corner of said 58.957 acre tract and that certain called 32.876 acre tract described in instrument to Chance Bankhead and Morgan Bankhead, recorded under Document Number 160067-2019, O.P.R.L.C.T., being the northwesterly corner of the herein described 14.739 acre tract, said **POINT OF BEGINNING**, having a Texas State Plane Coordinate value of **N: 7,250,734.82, E: 2,916,234.19**, Texas North Central Zone, (4202), grid measurements;

THENCE North 89°34'00" East, 322.84 feet, with the common line between said 58.957 acre tract and said 10.00 acre tract, to a 3/8 inch iron rod found (bent) for the common southerly corner of said 10.00 acre tract and that certain called 63.00 acre tract described in instrument to Geron Jackson and Glenna R. Jackson, recorded in Volume 1073, Page 209 of the Real Property Records of Lamar County, Texas (R.P.R.L.C.T.), being an angle point in the northerly line of the herein described 14.739 acre tract;

THENCE North 88°34'39" East, 1698.85 feet, with the common line between said 58.957 acre tract and said 63.00 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the westerly margin of County Road 15380 (CR 15380) for the common easterly corner of said 58.957 acre tract and said 63.00 acre tract, being the northeasterly corner of the herein described 14.739 acre tract, from which a 3/8 inch iron rod found for the northeasterly corner of said 63.00 acre tract bears, North 01°13'13" West, 1023.04 feet;

THENCE South 01°13'13" East, 316.98 feet, with the westerly margin of said CR 15380, the easterly line of said 58.957 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 14.739 acre tract, from which a 3/8 inch iron rod found for the common easterly corner of said 58.957 acre tract and the remainder of that certain called 100.10 acre tract described in instrument to Justin Glen Armstrong and James Michael Winters, recorded under Document Number 148990-2017, O.P.R.L.C.T., bears South 01°13'13" East, 956.55 feet;

THENCE South 88°33'16" West, 2018.42 feet, severing, over and across said 58.957 acre tract, to a 24 inch cedar tree found in the common line between said 58.957 acre tract and said 32.876 acre tract for the southwest corner of the herein described 14.739 acre tract, from which a 3/8 inch iron rod found in the northerly line of said remainder of 100.10 acre tract for the common southerly corner of said 58.957 acre tract and said 32.876 acre tract bears, South 01°47'39" East, 956.56 feet;

THENCE North 01°47'39" West, 323.38 feet, with the common line between said 58.957 acre tract and said 32.876 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 14.739 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 8, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 27678.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, North Central Zone (4202), grid measurements.

November 8, 2022
Date





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