



**FIELD NOTES DESCRIPTION
OF A
50.86 ACRE TRACT
J.H. PIERSON SURVEY, ABSTRACT 299
ROBERTSON COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 50.86 ACRES LYING IN THE J.H. PIERSON SURVEY, ABSTRACT 299, IN ROBERTSON COUNTY, TEXAS, BEING ALL OF A CALLED 50.44 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JUESS PEREZ AND SENAIDA PEREZ IN VOLUME 1116, PAGE 171 OF THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS (OPRRCT); SAID 50.86 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the remains of a 6 inch cedar fence post found in the southeast right-of-way line of Hickory Loop (asphalt paved public road), for the west corner of a called 50 acre tract of land described in a deed to Harvey E. Pickard, et al recorded in Volume 269, Page 136 of the Public Records of Robertson County, Texas (PRRCT), same being the north corner of said Perez tract and the north corner hereof;

THENCE, with the common line of said Perez tract and said Pickard tract for the following two (2) bearings and distances:

- 1) S 32° 56' 00" E**, a distance of **380.95 feet** to a 4 inch metal fence post;
- 2) S 32° 56' 21" E**, a distance of **3790.32 feet** to a point for corner lying in a creek and in the northwest line of a called 441.34 acre tract of land described in a deed to Anchicks Properties, L.P. recorded in Volume 961, Page 287 (OPRRCT), same being the east corner of said Perez tract and the east corner hereof, from which a X-Tie fence corner post bears N 32° 56' 21" W a distance of 24.74 feet;

THENCE, with the common line of said Perez tract and said Anchicks tract, **S 56° 14' 58" W**, a distance of **545.98 feet** to a point for corner lying in said creek, for the interior ell corner of said Anchicks tract, same being the south corner of said Perez tract and the south corner hereof, from which a X-Tie fence corner bears N 44° 48' 25" W a distance of 33.66 feet;

THENCE, continuing with the common line of said Perez tract and said Anchicks tract, **N 32° 32' 58" W**, at a distance of 3411.86 feet passing a 1 inch iron rod found for the north corner of said Anchicks tract, and continuing with the southwest line of said Perez tract for a total distance of **4164.50 feet** to a 1/2 inch iron rod with a blue plastic cap stamped 'KERR SURVEYING' set for the west corner of said Perez tract, from which a 1/2 inch iron rod found for the interior ell corner of a called 18.18 acre tract of land described in a deed to Jose Antonio Calderon recorded in Volume 1333, Page 318 (OPRRCT), bears S 53° 44' 53" W a distance of 4.76 feet;

THENCE, with the common line of said Perez tract and said Calderon tract, **N 55° 26' 41" E**, a distance of **517.84 feet** to the **POINT OF BEGINNING** hereof and containing **50.86 acres**, more or less.

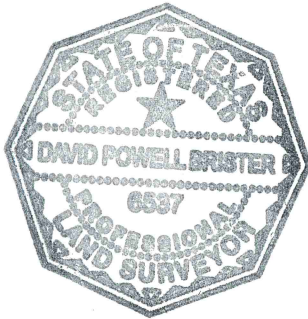
Surveyed on the ground September 2023 under my supervision. See plat prepared September 2023 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone (4203), Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00012926697745 (calculated using GEOID12B). Reference drawing: 23-968-TITLE.



10/6/23

David Powell Brister

Registered Professional Land Surveyor No. 6537



KERR SURVEYING

Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803

Office: (979) 268-3195 | Web: www.kerrlandsurveying.com

Surveys@kerrsurveying.net | TBPELS Firm No. 10018500