



**FIELD NOTES DESCRIPTION
OF A
19.16 ACRE TRACT
FERNANDO RODRIGUEZ SURVEY, ABSTRACT 53
MILAM COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 19.16 ACRES IN THE FERNANDO RODRIGUEZ SURVEY, ABSTRACT 53, MILAM COUNTY, TEXAS, BEING ALL OF A CALLED 19.119 ACRE TRACT CONVEYED TO JENNIFER ELIZABETH BRAHAM IN DOCUMENT NO. 2021-140 OF THE OFFICIAL RECORDS OF MILAM COUNTY, TEXAS (ORMCT); SAID 19.16 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point (N:10253332.86; E:3443020.70) within the apparent right-of-way of County Road 359 (appears to be County maintained) on the southwest line of a called 125 acre tract conveyed to Myron E. Ely and Donna R. Ely in volume 764, Page 272 (ORMCT), same being the northeast line of a called 50.00 foot wide Road Easement (2021-140 ORMCT), for the common east corner of said 19.119 acre tract and a called 256-1/2 acre tract conveyed to Gregory Albert Burton in volume 1274, Page 12 (ORMCT), and further being the north corner of this herein described tract;

THENCE, with the common line of said 19.119 acre tract and said 125 acre tract, **S 22° 08' 10" E** a distance of **495.05** feet to a calculated point for the common east corner of said 19.119 acre tract and a called 15.00 acre tract (Tract Three) conveyed to Carol Ann Sayle in Document No. 2020-3694 (ORMCT), and further being the east corner of this herein described tract;

THENCE, with the common line of said 19.119 acre tract and said 15 acre tract, **S 69° 39' 45" W**, at a distance of 50.02 feet pass a 1/2 inch iron rod found in the southwest line of said 50.00 foot wide Road Easement, for reference a 1/2 inch iron rod found in said southwest line of road easement bears **S 22° 08' 10" E** a distance of 1215.87 feet from same, continue on with said common line a total distance of **1686.88** feet to a 1/2 inch iron rod found on the northeast line of a called 77.286 acre tract conveyed to Sharon Lyn Hanson in Volume 805, Page 323 (ORMCT) for the common west corner of said 19.119 acre tract and said 15.00 acre tract, and further being the south corner of this herein described tract, for reference a 1/2 inch iron rod found in said northeast line bears **S 22° 07' 47" E** a distance of 1215.97 feet from same;

THENCE, with the common line of said 19.119 acre tract and said 77.286 acre tract, **N 22° 07' 47" W**, at 435.05 feet pass a 1/2 inch iron rod found in the southeast line of a called 60.00 foot wide Road Easement described in Document No. 2018-18384 (ORMCT), continue on with said common line a total distance of **495.05** feet to a calculated point on the southeast line of said 256-1/2 acre tract for the common north corner of said 19.119 acre tract and said 77.286 acre tract, and further being the west corner of this herein described tract, for reference a 1/2 inch iron rod with cap stamped "RPLS 5345" found bears S 25° 09' 45" E a distance of 2.23 feet;

THENCE, along the common line of said 19.119 acre tract and said 256-1/2 acre tract, **N 69° 39' 45" E**, at a distance of 1636.82 feet pass a 1/2 inch iron rod with blue cap stamped "KERR SURVEYING" set in the southwest line of said 50.00 foot wide Road Easement, continue a total distance of **1686.83** feet to the **POINT OF BEGINNING** hereof, and containing **19.16** acres, more or less.

Surveyed on the ground April 2021 under my supervision. The bearing basis for this survey is based on the Texas State Plane Central Zone 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 areas) divide by a combined scale factor of 1.00012050042542 (calculated using geoid12b).


5/7/21
Nathan Paul Kerr



Registered Professional Land Surveyor No. 6834

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