

PROPERTY DESCRIPTION
14.32 ACRES

BEING A TRACT OF LAND LOCATED IN THE GRANDE 11 LEAGUE SURVEY, ABSTRACT NO. 32, ROBERTSON COUNTY, TEXAS AND BEING PART OF A CALLED 52.45 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1281, PAGE 443, OFFICIAL PUBLIC RECORDS, ROBERTSON COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A RED CAP FOUND FOR THE SOUTHEAST CORNER OF SAID 52.45 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 39.539 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1352, PAGE 543, O.P.R.R.C.T., SAID 5/8" IRON ROD FOUND ALSO BEING IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 1940;

THENCE, S 56°42'57" W, WITH THE COMMON LINE BETWEEN SAID 52.45 ACRE TRACT AND SAID 39.539 ACRE TRACT, A DISTANCE OF 295.71 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 6462";

THENCE, CROSSING SAID 52.45 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

N 48°16'36" W, A DISTANCE OF 198.90 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 6462";

N 44°27'25" W, A DISTANCE OF 1009.48 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 6462";

N 26°31'35" W, A DISTANCE OF 213.32 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 6462";

N 46°38'49" W, A DISTANCE OF 162.13 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 6462";

N 12°51'40" W, A DISTANCE OF 184.20 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 6462";

N 27°53'03" E, A DISTANCE OF 56.54 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 6462" SET IN THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 1940;

THENCE, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY NO. 1940, THE FOLLOWING BEARINGS AND DISTANCES:

S 69°34'22" E, A DISTANCE OF 200.42 FEET TO A CONCRETE MONUMENT FOUND;

S 58°34'26" E, A DISTANCE OF 182.65 FEET TO A 1/2" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1077.85 FEET;

SOUTHEASTERLY WITH SAID CURVE TO THE RIGHT, HAVING A CHORD BEARING OF S 51°45'53" E, A DISTANCE OF 660.76 FEET AND AN ARC LENGTH OF 671.57 FEET TO A CONCRETE MONUMENT FOUND;

S 48°03'05" E, A DISTANCE OF 102.36 FEET TO AN 8" WOOD POST FOUND;

THENCE, S 34°02'02" E, A DISTANCE OF 699.65 FEET TO THE **POINT OF BEGINNING AND CONTAINING 14.32 ACRES OF LAND**, AS SURVEYED ON THE GROUND ON SEPTEMBER 26, 2022 UNDER THE SUPERVISION OF JEREMY WILLIAMSON, RPLS 6462. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83 (NA2011). SEE THE ACCOMPANYING SURVEY MAP ATTACHED HERETO AND MADE A PART HEREOF.

