



**FIELD NOTES DESCRIPTION**

**OF A**

**86.32 ACRE TRACT**

**JAMES CURTIS JR. LEAGUE SURVEY, ABSTRACT 12**

**WILLIAM MATHIS LEAGUE SURVEY, ABSTRACT 37**

**BRAZOS COUNTY, TEXAS**

**A FIELD NOTES DESCRIPTION OF 86.32 ACRES IN THE JAMES CURTIS JR. LEAGUE SURVEY, ABSTRACT 12 AND THE WILLIAM MATHIS LEAGUE SURVEY, ABSTRACT 37, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 86.06 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO JOHN R. MACEK RECORDED IN VOLUME 6789, PAGE 83 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) AND IN A QUITCLAIM DEED TO JOHN R. MACEK RECORDED IN VOLUME 9933. PAGE 22 (OPRBCT); SAID 86.32 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2 inch iron rod with yellow plastic cap stamped 'SM KLING RPLS 2003' found in northwest line of a called 150 acre tract of land described in a deed to Gemelli Fiume Limited recorded in Volume 9900, Page 19 (OPRBCT), at the east corner of said Macek tract and the south corner of a portion of a called 146.5 acre tract of land described in a deed to Joe S. Stratta recorded in Volume 9280, Page 26 (OPRBCT);

**THENCE**, with the common line of said Macek and Gemelli tracts and generally along an existing wire fence, the following four (4) courses and distances:

- 1) **S 42° 55' 17" W**, a distance of **563.40 feet** to a 1/2 inch iron rod with yellow plastic cap stamped 'SM KLING RPLS 2003' found ~1.8 feet southwest of a 4 inch cedar fence corner post;
- 2) **S 40° 38' 26" E**, a distance of **246.16 feet** to a 1/2 inch iron rod with yellow plastic cap stamped 'SM KLING RPLS 2003' found ~2.3 feet south of a cross-tie fence corner post;
- 3) **S 42° 12' 19" W**, a distance of **674.49 feet** to a 1/2 inch iron rod set (all rods set with blue plastic cap stamped 'KERR SURVEYING') ~2 feet south of a 5 inch cedar fence corner post;
- 4) **N 47° 43' 52" W**, a distance of **228.46 feet** to a 1/2 inch iron rod with yellow plastic cap stamped 'SM KLING RPLS 2003' found ~12 feet southeast of a cross-tie fence corner post;

**THENCE**, leaving said fence and continuing with the southeast line of said Macek tract, in conflict with the northwest line of said Gemelli tract, **S 54° 03' 47" W**, for a distance of **112.86 feet** to a 1/2 inch iron rod with yellow plastic cap stamped 'SM KLING RPLS 2003' found;

**THENCE**, continuing with the common line of said Macek and Gemelli tracts, along said wire fence, **S 43° 37' 43" W**, at a distance of 910.98 feet passing a 1/2 inch iron rod set for reference ~1.2 feet east of a cross-tie fence corner post and continue for a total distance of **926.66 feet** to a point in a washout for an angle point in the southeast line of said Macek tract;

**THENCE**, continuing with the southeast line of said Macek tract, **S 47° 52' 15" W**, for a distance of **288.69 feet** to a point in the centerline of the Little Brazos River for the south corner hereof;

**THENCE**, with the centerline of the Little Brazos River, same being the common line of said Macek tract and the remainder of a called 600.90 acre tract of land described in a deed to Brazos Farm Limited recorded in Volume 386, Page 164 of the Deed Records of Brazos County, Texas (DRBCT), the following eleven (11) courses and distances:


- 1) **N 65° 33' 53" W**, a distance of **11.16 feet** to a point;
- 2) **N 50° 20' 10" W**, a distance of **95.22 feet** to a point;
- 3) **N 25° 30' 57" W**, a distance of **133.39 feet** to a point;
- 4) **N 21° 32' 56" W**, a distance of **128.58 feet** to a point;
- 5) **N 28° 25' 42" W**, a distance of **248.15 feet** to a point;
- 6) **N 32° 40' 54" W**, a distance of **373.30 feet** to a point;
- 7) **N 37° 08' 42" W**, a distance of **249.19 feet** to a point;
- 8) **N 53° 45' 26" W**, a distance of **292.78 feet** to a point;
- 9) **N 39° 35' 38" W**, a distance of **401.51 feet** to a point;
- 10) **N 30° 46' 00" W**, a distance of **149.25 feet** to a point;
- 11) **N 06° 58' 49" W**, a distance of **96.32 feet** to a point in the southeast right-of-way line of State Highway 21 (a variable with right-of-way per TXDOT plans and deeds, 1193/688 & 1242/480, Official Records of Brazos County, Texas) for the west corner of said Macek tract and the west corner hereof;

**THENCE**, with the southeast line of State Highway 21, same being the northwest line of said Macek tract, the following three (3) courses and distances:

- 1) **N 75° 46' 19" E**, at a distance of 195.66 feet pass a 1/2 inch iron rod set for reference on the east bank of the Little Brazos River and continue for a total distance of **674.65 feet** to a TXDOT type I concrete right-of-way marker found for an angle point in said right-of-way;
- 2) **N 73° 29' 55" E**, a distance of **1,200.90 feet** to a 1/2 inch iron rod set for an angle point;
- 3) **N 75° 46' 30" E**, a distance of **674.62 feet** to a point for the north corner of said Macek tract and the north corner hereof, from which a 1/2 inch iron rod with yellow plastic cap stamped 'SM KLING RPLS 2003' found bears **N 46° 32' 53" W**, a distance of 0.64 feet;

**THENCE**, with the common line of said Macek tract and said Stratta tract, **S 46° 32' 53" E**, for a distance of **784.45 feet** to the **POINT OF BEGINNING** hereof and containing **86.32 acres**, more or less.

Surveyed on the ground May 2024 under my supervision. See plat prepared June 2024 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), 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 grid areas) divide by a combined scale factor of 1.00010730366103 (calculated using GEOID12B). Reference drawing: 24-624-5.



6/6/24

Nathan Paul Kerr

Registered Professional Land Surveyor No. 6834



# KERR SURVEYING

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