

FIELD NOTE DESCRIPTION

4.743 ACRES

ALL that certain tract of land in Anderson County, Texas, being the residue of Lot 2 of Town Creek Estates No. 1 as depicted on plat recorded in Envelope 154-D of the Anderson County Map Records and being that same tract called Tract One-A (SAVE & EXCEPT Tract One-B) in deed from Eduardo Muniz, et ux to Scott K. Elliott, et ux dated September 24, 2018 recorded in Instrument No. 2018-5971 of the Anderson County Official Public Records (O.P.R.) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the Northeast right-of-way line of F. M. Road 645 with the Southeast right-of-way line of County Road 2208, being the Northerly corner of Parcel 24 called 529.53 square meters in Volume 1685, Page 811 O.P.R.

THENCE; N 37° 16' 43" E, with the Southeast right-of-way line 173.95 feet to a 3/8" iron rod found marking the beginning of a curve.

THENCE; In a Northerly direction with the Easterly right-of-way line of the county road, being a curve to the left having a central angle of 36° 45' 22", a radius of 324.84 feet, a length of 208.39 feet and a chord bearing N 18° 54' 02" E, 204.83 feet to a 3/8" iron rod found marking the end of curve.

THENCE; N 00° 31' 21" E, with the East right-of-way line of the county road 54.75 feet to a 3/8" iron rod found marking the Southwest corner of Lot 33.

THENCE; N 89° 57' 30" E, with the South line of Lot 33 a distance of 416.81 feet to a 1/2" iron rod found marking the common corner of Lots 2, 32, 33 and 35.


THENCE; S 00° 31' 21" W, with the West line of Lot 35 a distance of 163.75 feet to a 3/8" iron rod found.

THENCE; S 37° 18' 03" W, with the Northwest line of Lot 35 and Lot 3 a distance of 545.73 feet to a 1/2" iron rod found marking the Easterly corner of said Parcel 24 in the Northeast right-of-way line of F. M. Road 645.

THENCE; N 50° 38' 42" W, with the Northeast line of Parcel 24 and the Northeast right-of-way line of F. M. Road 645 a distance of 332.13 feet to the PLACE OF BEGINNING and containing 4.743 acres.

Bearings are based on the East right-of-way line of County Road 2208 as depicted on plat recorded in Envelope 154-D of the Map Records. Called N 00° 31' 21" E.

I hereby certify that these field notes are an accurate representation of a survey made on the ground under my supervision on September 16, 2019. A map (C-1-2479) shows additional details and is a part of this survey.


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