



**FIELD NOTES DESCRIPTION
OF A
15.00 ACRE TRACT
ALFRED KELSO LEAGUE SURVEY, ABSTRACT 368
COLORADO COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 15.00 ACRES IN THE ALFRED KELSO LEAGUE SURVEY, ABSTRACT 368, IN COLORADO COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 70.47 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ROY LEE CHANDLER RECORDED IN VOLUME 454, PAGE 70 OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS (ORCCT); SAID 15.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found in the south right-of-way line of Interstate 10 (variable width right-of-way, 1095/686 ORCCT), being in the north line of said remainder 70.47 acre tract, same being the northwest corner of a called 3.3514 acre tract, described in a deed to Hector R. Sanchez and Sanjuana M. Martinez in Volume 505, Page 403 (ORCCT), same being the northeast corner of the herein described tract, from which a 1.5 inch iron pipe found bears N 84° 46' 52" E, a distance of 399.58 feet;

THENCE, with the west and south lines of said 3.3514 acre tract for the following two (2) courses and distances:

- 1) **S 03° 21' 56" E**, a distance of **655.15 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set;
- 2) **N 84° 49' 45" E**, a distance of **400.89 feet** to a 1/2 inch iron rod found in the west line of a called 17.968 acre tract described in a deed to JS Ventures, LLC., in Volume 1099, Page 311 (ORCCT), being the southeast corner of said 3.3514 acre tract, same being a northeast corner of the herein described tract, from which a 3/8 inch iron rod found bears N 03° 44' 49" W, a distance of 106.62 feet;

THENCE, with the west line of said 17.968 acre tract, **S 03° 16' 40" E**, a distance of **790.32 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set in said line, being the southeast corner of the herein described tract, from which a 1.5 inch iron pipe found bears S 03° 16' 40" E, a distance of 362.75 feet;

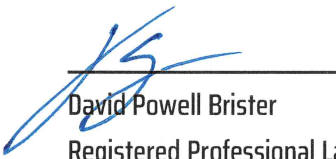
THENCE, severing said remainder 70.47 acre tract for the following two (2) courses and distances:

- 1) **S 85° 42' 38" W**, a distance of **645.29 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set, being the southwest corner of the herein described tract;
- 2) **N 02° 34' 50" W**, a distance of **1,427.76 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set in the south right-of-way line of said Interstate 10, being the northwest corner of the herein described tract, from which a concrete right-of-way marker found bears **S 81° 26' 18" W**, a distance of 338.82 feet;

THENCE, with the south right-of-way lines of said Interstate 10 for the following two (2) courses and distances:

- 1) **N 81° 26' 18" E**, a distance of **142.33 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set;
- 2) **N 84° 46' 52" E**, a distance of **84.47 feet** to the **POINT OF BEGINNING** and containing **15.00 acres of land**, more or less.

Surveyed on the ground October 2025 under my supervision. See plat prepared October 2025 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), South 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 1.00012844861068 (calculated using GEOID12B). Reference drawing: 25-1153-TITLE.



10/9/25

David Powell Brister

Registered Professional Land Surveyor No. 6537



**KERR
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