



FIELD NOTES DESCRIPTION  
OF A  
4.96 ACRE TRACT  
LEEMAN KELSEY SURVEY, ABSTRACT 593  
ELLIS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF A 4.96 ACRE TRACT IN THE LEEMAN KELSEY SURVEY, ABSTRACT 593, ELLIS COUNTY, TEXAS, BEING A PORTION OF A TRACT CALLED TO BE 39.973 ACRES, CONVEYED TO GARY D. SHOTWELL AND VIOLA KAY SHOTWELL IN VOLUME 704, PAGE 831 OF THE DEED RECORDS OF ELLIS COUNTY, TEXAS (DRECT); SAID 4.96 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a mag nail set in asphalt with shiner stamped "KERR SURVEYING PROPERTY CORNER" in V.V. Jones Road (right-of-way width varies; appears to be prescriptive in nature) on the northeast line of a called 14.678 acre tract conveyed to Blackhawk Venus TX LLC in Document #2157041 (OPRECT), on the southwest line of said 39.973 acre tract, being on or near the southwest line of said Leeman Kelsey Survey, Abstract 593, and on or near the northeast line of the Radford Berry 3/4 League & 1 Labor Survey, Abstract 42, marking the west corner hereof;

**THENCE**, through said 39.973 acre tract, **N 59° 40' 57" E**, pass at 75.00 feet a 5/8 inch iron rod set for reference with blue plastic cap stamped "KERR SURVEYING", and continuing on for a total distance of **1,376.85 feet** to a 5 inch iron fence post found marking an interior corner of said 39.973 acre tract and the west corner of a called 16.915 acre tract conveyed to Earth Root Holdings, LLC in Document #2034604 (OPRECT);

**THENCE**, with the west line of said 16.915 acre tract, **S 01° 43' 03" E** a distance of **253.27 feet** a 5/8 inch iron rod found with yellow plastic cap stamped "PACHECO KOCH" marking the common west corner of Lot 4, Block A, Midlothian Business Park, filed in Cabinet K, Slide 165 of the Plat Records of Ellis County, Texas (PRECT) and said 16.915 acre tract, being on a northwest city limit line of the City of Midlothian; for reference, a 5/8 inch iron rod found with yellow plastic cap stamped "PACHECO KOCH" bears **N 65° 13' 40" E** a distance of 345.98 feet;

**THENCE**, with said northwest city limit line of the City of Midlothian, through said 39.973 acre tract, **S 65° 13' 40" W** a distance of **1,261.76 feet** to a mag nail set in asphalt with shiner stamped "KERR SURVEYING PROPERTY CORNER" in said V.V. Jones Road, being a west corner of said city limits, on said northeast line of said 14.678 acre tract and on or near said original survey line;

THENCE, through said V.V. Jones Road, along or near said original survey line, along said northeast line of called 14.678 acre tract (#2157041 OPRECT), and said southwest line of called 39.973 acre tract (704/831 DRECT), **N 30° 10' 46" W** a distance of **100.44 feet** to the **POINT OF BEGINNING** hereof, and containing **4.96 acres of land**, more or less.

Surveyed on the ground August 2022 under my supervision. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), North 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 1.00009791013173 (calculated using GEOID12B).

  
8/8/22

Nathan Paul Kerr

Registered Professional Land Surveyor No. 6834



# KERR SURVEYING

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