

METES AND BOUNDS DESCRIPTION
22.223 ACRES OUT OF THE
J.W. SMITH SURVEY, A-289 AND THE
O.C. WAKEFIELD SURVEY, A-470
SAN JACINTO COUNTY, TEXAS

A tract or parcel of land containing 22.223 acres (968,043 square feet) out of the J.W. Smith Survey, Abstract No. 289 and the O.C. Wakefield Survey, Abstract No. 470, San Jacinto County, Texas, being all of the called 22.19 acre tract conveyed to Collier Williams, as recorded in Volume 148, Page 478 of the San Jacinto County Deed Records (S.J.C.D.R.), said 22.223 acres being more particularly described by metes and bounds as follows: (The basis of bearing for this description is the monumented south line of the subject tract called NORTH 89 degrees 41 minutes WEST;

BEGINNING at a 5/8-inch iron rod found at the southeast corner of the herein described tract, being the northeast corner of the 22.112 acre tract conveyed to Mack O. Freeman and Ruby L. Freeman, as recorded under Clerk's File No. 11-171 of the Official Public Records of San Jacinto County (O.P.R.S.J.C.), lying in the west line of the 3.693 acre "Tract 2" conveyed to Steve Facundo, Sr. as recorded under Clerk's File No. 11-1066 of the O.P.R.S.J.C., also lying in the east line of said J.W. Smith Survey and the west line of the H.L. Smith Survey, Abstract No. 288, San Jacinto County, from which a concrete monument found at the southeast corner of said J.W. Smith Survey and the southwest corner of said H.L. Smith Survey bears SOUTH 00 degrees 44 minutes 56 seconds WEST, 92.28 feet;

THENCE NORTH 89 degrees 41 minutes 00 seconds WEST along the north line of said 22.112 acre Freeman tract, at 1,526.40 feet passing a 1/2-inch iron rod found at the southeast corner of a 30 feet wide access easement recorded under said Clerk's File No. 11-171, at 1,556.40 passing a 1/2-inch iron rod found at the southwest corner of said access easement, and continuing for a total distance of 1,559.45 feet to a 5/8-inch iron rod found at the southwest corner of the herein described tract;

THENCE NORTH 00 degrees 20 minutes 00 seconds EAST, 390.27 feet to an old fence post corner found at a westerly interior corner of the herein described tract;

THENCE WEST, 54.69 feet crossing Ryan Ferry Road (60 feet wide) to a 5/8-inch iron rod set at a westerly corner of the herein described tract;

THENCE NORTH, 190.79 feet along the west right-of-way line of said Ryan Ferry Road to a 5/8-inch iron rod set at the northwest corner of the herein described tract, from which a found 1/2-inch iron rod bears North 17 degrees 50 minutes West, 7.1 feet;

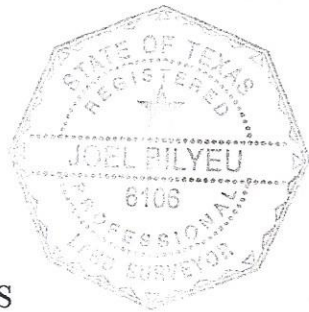
THENCE NORTH 79 degrees 16 minutes 00 seconds EAST, 643.54 feet along the centerline of Colliers Road (also known as Outlaw Ridge Road) (50 feet wide) to a northerly corner of the herein described tract;

THENCE SOUTH 75 degrees 17 minutes 00 seconds EAST, 305.81 feet along the centerline of said Colliers Road to a northerly corner of the herein described tract;

THENCE SOUTH 00 degrees 31 minutes 00 seconds WEST, 69.83 feet, crossing said road right-of-way and along the west line of the 3.090 acre "Tract 5" conveyed to Steve Facundo, Sr., as recorded under Clerk's File No. 11-1066 of the O.P.R.S.J.C., to a 5/8-inch iron rod found at a northerly interior corner of the herein described tract;

THENCE NORTH 89 degrees 50 minutes 12 seconds EAST, 691.78 feet along the south line of said "Tract 5" to a 1-1/2 inch iron pipe found at the northeast corner of the herein described tract;

THENCE SOUTH 00 degrees 44 minutes 56 seconds WEST, 564.03 feet along said survey line between the J.W. Smith and the H.L. Smith surveys, being the west line of the 3.693 acre "Tract 1" conveyed to Steve Facundo, Sr., as recorded under Clerk's File No. 11-1066 of the O.P.R.S.J.C., and along the west line of said Facundo "Tract 2", to the POINT OF BEGINNING of the herein described tract, containing 22.223 acres (968,043 square feet) of land. Drawing No. C-473 was prepared to accompany this description, and is on file in the office of C&R Surveying, Inc.

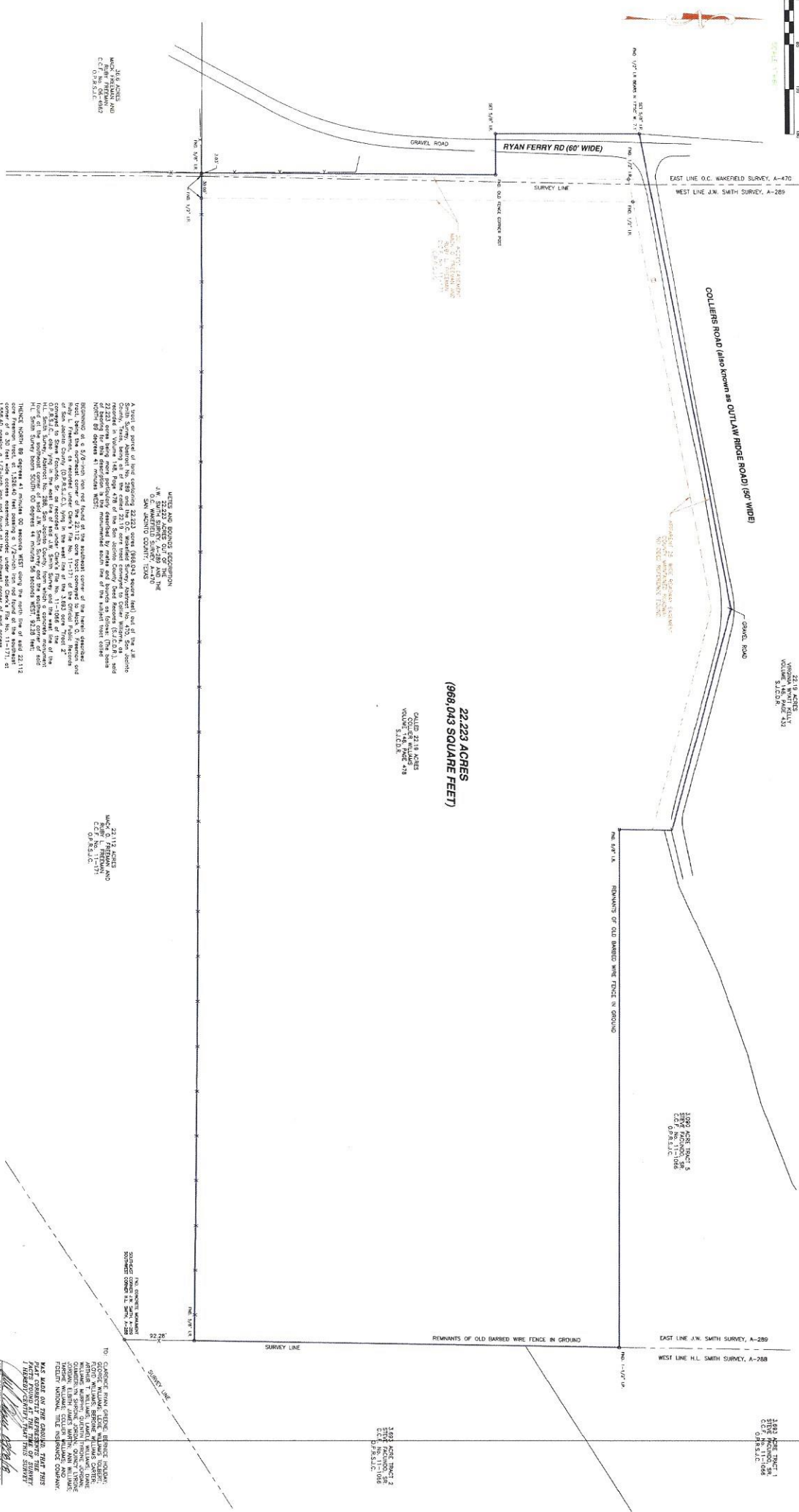


March 28, 2018
Job No. 01945-000-0-LTS
Drawing No. C-473

C & R SURVEYING, INC.

BY:

[Signature] 03/28/18

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