

METES AND BOUNDS DESCRIPTION OF 23.2130 ACRE TRACT - RANDY CONDRA, JR. & TERESA CONDRA

A TRACT OR PARCEL OF LAND CONTAINING 23.2130 ACRES BEING THAT SAME SO CALLED 23.36 ACRE TRACT ON FILED TO FREDIE WHATT HUGHES IN PARTITION IN VOLUME 24, PAGE 862 OF THE DEED RECORDS OF SAN JACINTO COUNTY DELINEATED ON PLAT RECORDED IN VOLUME 27, PAGE 404 OF THE DEED RECORDS OF SAN JACINTO COUNTY BEING THE NORTHWEST PART OF THE DOCK WHITE (ELISHA) ESTATES CONVERTED TO FREDIE WHATT HUGHES IN INSTRUMENT RECORDED IN VOLUME 234, PAGE 566 AND VOLUME 27, PAGE 401 OF THE DEED RECORDS OF SAN JACINTO COUNTY (PRESENTLY OWNED BY CHARLES LARRY) DESCRIBED IN CLERK'S FILE NO. 11-5012, PAGE 21286 AND THE JOHN JOHNSON SURVEY, ABSTRACT 179 IN SAN JACINTO COUNTY, TEXAS, SAID 23.2130 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a concrete monument found at the West corner of said 23.36 acre tract which is 18 inch pine tree here of South 07 degrees 55 minutes 00 seconds East 24.10 ft., an 8 inch pine tree here of South 53 degrees 30 minutes 00 seconds West 18.20 ft., 1 inch pine tree here North 08 degrees 42 minutes 00 seconds West 18.30 ft., and 1/2 inch pine tree here North 53 degrees 53 minutes 00 seconds East 24.6 ft. (marking the Northeast corner of a 0.2060 acre strip);

THENCE North 66 degrees 53 minutes 09 seconds East partially with a fence line passing the Southeast corner of said 0.2060 acre tract at 400.00 ft. in a total distance of 1011.92 ft. (called North 68 degrees 21 minutes 12 seconds East 1008.74 ft.) to a 1/2 inch iron rod found at the Northeast corner of the herein described 23.2130 acre tract where a concrete monument found bears North 37 degrees 23 minutes 16 seconds West 12.27 ft. (1/2" called for in Johnson's description of 23.36 acre tract);

THENCE South 46 degrees 35 minutes 48 seconds East passing a fence at the Northeast corner of the herein described tract with the Southeast boundary of a 20 ft. wide ingress egress easement Case No. D-1619 of the District Court Minutes, also recorded in Clerk's File No. 27990 of the Official Public Records of San Jacinto County with the Southwesterly boundary of the A. V. White, Jr. 68.71 acre tract described in Clerk's File No. 27912 of the Official Public Records of San Jacinto County a distance of 1112.71 ft. (called South 46 degrees 30 minutes 00 seconds East 1112.25 ft.) to a 1/2 inch iron rod found at the Southeast corner of the herein described tract and the Northeast corner of the Hern Haywood Heirs 6.425 acre tract described in Share No. 5 and Clerk's File No. 27912 of the Official Public Records of San Jacinto County;

THENCE South 66 degrees 58 minutes 28 seconds West with a fence line and the Northerly boundary of said 6.425 acre tract passing a fence corner at the West end of said 6.425 acre tract at 778.74 ft. in a total distance of 1003.71 ft. (called South 66 degrees 21 minutes 12 seconds West 1008.74 ft.) to a concrete monument found at the South corner of the herein described 23.2130 acre tract, the West corner of said 6.425 acre tract and the Northeast boundary of the Champion 287.6 acre tract so called;

THENCE North 09 degrees 00 minutes 42 seconds West with the Northeast corner of said 287.6 acre tract and the Southwest boundary of the herein described 23.2130 acre tract a distance of 1114.87 ft. (called North 46 degrees 30 minutes 00 seconds West 1112.25 ft.) to the PLACE OF BEGINNING and containing 23.2130 acres of land.

METES AND BOUNDS DESCRIPTION OF A 0.2060 ACRE 20 FOOT INGRESS EGRESS EASEMENT A TRACT OR PARCEL OF LAND CONTAINING 0.2060 ACRE BEING THE SOUTHEAST CORNER OF A 20 FOOT INGRESS EGRESS STRIP AT THE NORTHEAST CORNER OF SNOW HILL ROAD (50 FT. RIGHT-OF-WAY):

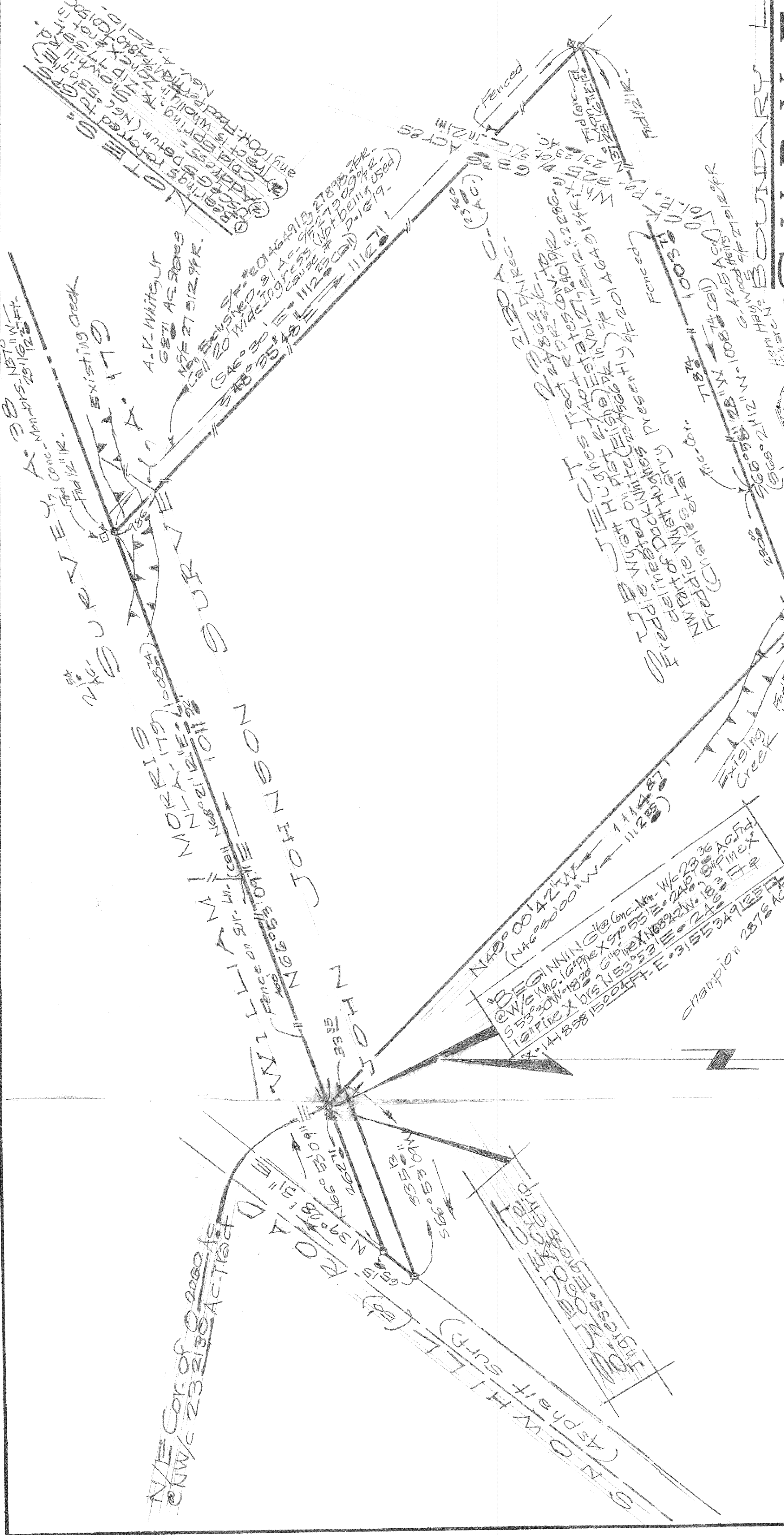
BEGINNING at a concrete monument found at the West corner of said 23.2130 acre tract in the Southern boundary of the William Morris Survey, Abstract 179;

THENCE South 49 degrees 00 minutes 42 seconds East with the Southwesterly line of said 23.2130 acre tract a distance of 33.35 ft. to a point at the Easterly corner of said 0.2060 acre ingress egress strip;

THENCE South 66 degrees 53 minutes 09 seconds West parallel with the Northwesterly line of said survey line and crossing over said Champion 287.6 acre tract a distance of 33.12 ft. to a point at the South apex corner of the herein described 20 ft. right-of-way strip in the Southwesterly right-of-way line of Snow Hill Road (50 ft. right-of-way);

THENCE North 39 degrees 28 minutes 31 seconds East with the Southeastern right-of-way line of said Snow Hill Road a distance of 65.15 ft. to a point where said road intersects the Northwest boundary of said John Johnson Survey, Abstract 179 and the Southeast boundary of said William Morris Survey, Abstract 38;

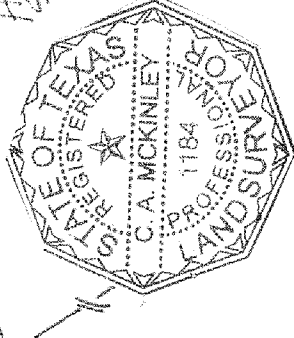
THENCE North 66 degrees 53 minutes 09 seconds East with a fence line and said survey line a distance of 262.71 ft. to the PLACE OF BEGINNING and containing 0.2060 acre of land.



TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:  
 The undersigned certifies that there are no discrepancies, conflicts, shortages in area, boundaries in conflicts, encroachments or lapping of improvements, visible rights-of-way and easements, except as shown hereon.

Charles A. Kinley  
 Registered Professional Land Surveyor No. 1184  
 STATE OF TEXAS  
 CHARLES A. KINLEY

P.O. Box 4218  
 Pasadena, TX 77502  
 713-475-3502



BOUNDARY LAND TITLE  
 SURVEY OF 23.2130 ACRES TO FREDIE WHATT HUGHES IN ORIGINAL DOCK WHITE SURVEY A TRACT IN JOHN JOHNSON SURVEY, T. 24 S., R. 14 E., S. 36 E., SAN JACINTO COUNTY, TEXAS.  
 DEED RECORDED IN VOL. 24, PG. 862 OF SAN JACINTO COUNTY, NEW D. RECORDS.  
 DATE: MAR 14, 2010  
 OWNER: RANDY & TERESA CONDRA - Community The Co. GF-16024255.