

# SHINE & JOHNSTON, INC.

J. GILBERT JOHNSTON, PRESIDENT, RPLS 2079

TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS 10064700

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STATE OF TEXAS §

COUNTY OF SAN JACINTO §

**34.161 Acre Tract**

Field notes describing a 34.161 acre tract out of Unit 10 of Greentree Village (platted but unrecorded) of Waterwood Subdivision, out of the I. Willis Survey, Abstract 387 and the R. Randall Survey, Abstract 393, San Jacinto County, Texas. Said Unit 10 was described as a 233.065 acre tract, then later corrected as being 217.65 acres as affirmed by the owners of Jacinto Investments, L.P. in affidavits recorded in File #20162255, Page 10539 and File #20162252, Page 10532 of the Official Public Records of San Jacinto County, Texas.

**NOTE:** All the horizontal control is referred to the Texas State Plane Coordinate System, Lambert Projection, NAD 27 Datum, Central Zone. All bearings, distances and acreages are grid. The theta correction at a 1/2" iron rod found at the northeast corner of a Waterwood Improvement Association 5.870 acre tract as described in Clerk's File #02-2161, Page 9058 of the Official Public Records of San Jacinto County, Texas is +02°36'51" and the scale factor is 0.999887207. (See Accompanying Plat)

**BEGINNING** at a 1/2" iron rod with a cap stamped "LOWE 4751" found at the northeast corner of said 5.870 acre tract in the south right-of-way line of Waterwood Parkway as dedicated to the public in Volume 214, Page 610 of the Official Public Records of San Jacinto County, Texas. Said beginning iron rod has a Texas State Plane Coordinate Value of Y: 452,606.63 feet and X: 3,592,722.65 feet.

**THENCE N 16°31'02" W 125.00 feet** to a 5/8" iron rod with a cap stamped "S&J INC." set for corner in the centerline of said Parkway.

**THENCE N 73°25'08" E** along and with the centerline of said Waterwood Parkway **118.11 feet** to a 5/8" iron rod with a cap stamped "S&J INC." set for corner.

**THENCE** in a northeasterly direction along and with a curve to the left in the centerline of said Waterwood Parkway **927.38 feet** to a 5/8" iron rod with a cap stamped "S&J INC." set for corner. Said curve to the left has a radius of 1725.00 feet, a central angle of 30°48'11" and a chord which bears N 58°07'49" E 916.25 feet.

**THENCE S 67°15'39" E** (Call S 67°14'04" E) at 132.42 feet pass a 5/8" iron rod with a cap stamped "S & J, INC." set for reference in the southeast right-of-way line of said Waterwood Parkway at the west corner of Unit XI-A of Greentree Village of Waterwood Subdivision as shown on the plat recorded in Volume 5, Page 7 of the Plat Records, and at a total distance of **318.87 feet** (Call 186.45'(318.87'-132.42')) a 1/2" iron rod found at the southeast corner of Lot 10 and the southwest corner of Lot 11 of Block 5, same being the northwest corner of Lot 8, Block 6 of said Greentree Village Unit XI-A.

**THENCE S 22°45'27" W** (Call S 22°45'56" W) along and with the west line of said Lot 8, Block 6 a distance of **125.00 feet** (Call 125.00') to a 5/8" iron rod with a cap stamped "S&J INC." set for corner at the southwest corner of same.

**THENCE S 40°04'33" E** (Call S 40°40'10" E) continuing along and with the west line of said Lot 8, Block 6 a distance of **15.90 feet** (Call 15.90') to a 1/2" iron rod found at the south corner of same in the north right-of-way line of a cul-de-sac at the end of Scotia Court.

**THENCE** in a southeasterly direction along and with a curve to the left in said cul-de-sac **100.73 feet** (Call 100.96) to a 5/8" iron rod with a cap stamped "S&J INC." set for corner. Said curve to the left has a radius of 40.00 feet, a central angle of 144°17'28" (Call 143°19'50") and a chord which bears S 22°25'30" E 76.15 feet.

**THENCE** in a southeasterly direction along and with a curve to the right in said cul-de-sac **46.71 feet** (Call 46.71') to a 5/8" iron rod with a cap stamped "S&J INC." set for corner. Said curve to the right has a radius of 100.00 feet, a central angle of 26°45'56" (Call 26°45'56" E) and a chord which bears S 80°46'18" E 46.29 feet.

**THENCE S 67°23'20" E** (Call S 67°14'05" E) along and with the south right-of-way line of said Scotia Court **6.95 feet** (Call 6.95') to a 1/2" iron rod found at the northwest corner of Lot 9, Block 6 of said Unit XI-A.

**THENCE S 22°45'28" W** (Call S 22°45'26" E) along and with the west line of said Lot 9, Block 6 a distance of **125.37 feet** (Call 125.00') to a 1/2" iron rod found at the southwest corner of same.

**THENCE S 67°23'20" E** (Call S 67°14'04" E) along and with the south line of said Block 6 and the south right-of-way line of East Brandle Drive **283.93 feet** (Call 284.00') to a 5/8" iron rod with a cap stamped "S&J INC." set for corner at the southeast corner of said Drive.

**THENCE N 22°42'57" E** (Call N 22°45'56" E) along and with the east right-of-way line of said East Brandle Drive **174.84 feet** (Call 175.00') to a 1/2" iron rod found at the southwest corner of Lot 1, Block 7 of said Unit XI-A.

**THENCE S 67°16'06" E** (Call S 67°14'04" E) along and with the south line of said Block 7 a distance of **444.64 feet** to a 5/8" iron rod with a cap stamped "S&J INC." set at the most northerly northwest corner of a Cowart 100.039 acre tract as described in File #20195718, Page 28315 of the Official Public Records of San Jacinto County, Texas.

**THENCE S 49°28'49" W** (Call S 49°28'49" W) along and with the northwest line of said 100.039 acre tract **1674.19 feet** (Call 1674.19') to a 5/8" iron rod with a cap stamped "S&J INC." set at the middle northwest corner of said 100.039 acre tract in the most southerly east line of said 5.870 acre tract.

**THENCE N 16°30'10" W** (Call N 16°30'00" W) along and with the most southerly east line of said 5.870 acre tract **516.92 feet** to a 1/2" iron rod found at the most southerly northeast corner of same.

**THENCE S 73°29'59" W** (Call S 73°30'00" W) along and with the most southerly north line of said 5.870 acre tract **297.24 feet**(Call 297.05') to a 1/2" iron rod found at an interior corner of same.

**THENCE N 16°31'02" W** (Call N 16°30'00" W) along and with the most northerly east line of said 5.870 acre tract **631.77 feet** (Call 631.71') **to the PLACE OF BEGINNING**, containing **34.161 acres of land**.

I, J. Gilbert Johnston, Registered Professional Land Surveyor Number 2079, in the State of Texas, do hereby certify that the above field notes reflect an actual survey, made by me, or under my supervision, on the ground and according to law.

Given under my hand and seal this 28th day of January, 2020.



J. Gilbert Johnston  
Registered Professional Land Surveyor No. 2079

