

**METES & BOUNDS**

BEING A SURVEY OF 5.585 ACRES (CALLED 5.55 ACRES), MORE OR LESS, OUT OF AND A PART OF THE MESSINA BROWN SURVEY, ABSTRACT No. 5 AND THE WILEY HARRISON SURVEY, ABSTRACT No. 147, SAN JACINTO COUNTY, TEXAS, BEING OUT OF THAT 12,454 ACRES DESCRIBED IN DEED FROM JAMES H. SEWELL TO ROGER H. SUTTON, INC., DATED APRIL 13, 1976, RECORDED IN VOLUME 156, PAGE 315, OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS, BEING ALSO A PORTION OF THAT CERTAIN 89.22 ACRE TRACT KNOWN AS THE TOM HARRISON ESTATE CONVEYED TO C.T. SELLEERS AND MRS. JIM D. BROWDER BY DEED RECORDED IN VOLUME 84, AGE 475-482 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING at a found  $\frac{3}{8}$ " iron rod, being in the east right of way of F.M. 224, and being the most northwestern corner of this called 5.55 acre tract;

- THENCE: North 64° 08' 30" East, to a found 'T' Post, being 1.31 feet from a found concrete monument bearing South 8°44' 15" East, being point #23 of the Trinity River Authority Fee Line, for a distance of 28.86 feet;
- THENCE: North 83° 31' 53" East, along said Trinity River Authority Fee Line, to point #22 or the TRA Fee Line, for a distance of 226.64 feet;
- THENCE: North 29° 17' 00" East, along said TRA Fee Line, to point #21, for a distance of 237.88 feet;
- THENCE: North 59° 07' 00" East, along said TRA Fee Line, to TRA Point #20, for a distance of 149.76 feet;
- THENCE: South 19° 59' 00" East, along said TRA Fee Line, to TRA Point #19, for a distance of 184.70 feet;
- THENCE: South 72° 34' 00" West, along said TRA Fee Line, to TRA Point #18, for a distance of 107.98 feet;
- THENCE: South 59° 19' 00" East, along said TRA Fee Line, to TRA Point #17, for a distance of 99.94 feet;
- THENCE: South 24° 43' 00" West, along said TRA Fee Line, to TRA Point #16, for a distance of 194.86 feet;
- THENCE: South 57° 04' 00" West, along said TRA Fee Line, to TRA Point #15, for a distance of 236.54 feet;
- THENCE: South 06° 34' 00" West, along said TRA Fee Line, to TRA Point #14, for a distance of 163.08 feet;
- THENCE: North 73° 00' 00" East, along said TRA Fee Line, to TRA Point #13, for a distance of 351.12 feet;
- THENCE: South 27° 09' 00" West, along said TRA Fee Line, to TRA Point #12, for a distance of 82.21 feet;
- THENCE: South 64° 04' 20" West, along said TRA Fee Line, passing a set  $\frac{3}{8}$ " iron rod with SE cap at 118.85 feet for reference, to a set  $\frac{3}{8}$ " iron rod with SE cap, being TRA Point #11, for a total distance of 313.03 feet;
- THENCE: North 88° 40' 55" West, to a set  $\frac{3}{8}$ " iron rod with SE cap, being the east right of way of said F.M. 224, and being the most southwest corner of this called 5.55 acre tract, for a distance of 189.54 feet;
- THENCE: North 07° 58' 00" West, along the east right of way of said F.M. 224, passing a concrete monument at 508.52 feet, for a total distance of 510.00 feet, to the POINT OF BEGINNING, and containing 5.585 acres of land, more or less.

**SURVEY**

BEING A SURVEY OF 5.585 ACRES (CALLED 5.55 ACRES), MORE OR LESS, OUT OF AND A PART OF THE MESSINA BROWN SURVEY, ABSTRACT No. 5 AND THE WILEY HARRISON SURVEY, ABSTRACT No. 147, SAN JACINTO COUNTY, TEXAS, BEING OUT OF THAT 12,454 ACRES DESCRIBED IN DEED FROM JAMES H. SEWELL TO ROGER H. SUTTON, INC., DATED APRIL 13, 1976, RECORDED IN VOLUME 156, PAGE 315, OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS, BEING ALSO A PORTION OF THAT CERTAIN 89.22 ACRE TRACT KNOWN AS THE TOM HARRISON ESTATE CONVEYED TO C.T. SELLEERS AND MRS. JIM D. BROWDER BY DEED RECORDED IN VOLUME 84, AGE 475-482 OF THE DEED RECORDS OF SAN JACINTO COUNTY, TEXAS

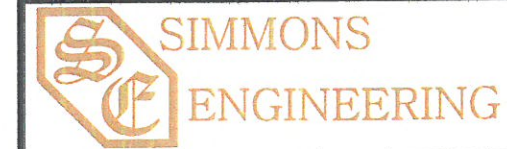
**Surveyor's Certificate**

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies conflicts, shortages in area boundary line conflicts, encroachments, overlapping of improvements, visible easements or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway.

I, E. BERT SIMMONS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY. SIGNED THIS 2th DAY OF APRIL, 2013.

*E. Bert Simmons*

E. BERT SIMMONS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 3561



150 JACKSON STREET  
 COLDSRING, TEXAS 77331  
 H 936-653-4133  
 #F 11166

PROJECT 62-09

