

FIELD NOTE DESCRIPTION
1.811 ACRES
WILLIAM HARDIN SURVEY, ABSTRACT No.145
SAN JACINTO COUNTY, TEXAS

BEING a 1.811 acre tract of land situated in the William Hardin Survey, Abstract No. 145, San Jacinto County, Texas and being all of that certain called 0.50 acre tract of land described as Tract A in instrument to Dawn Marie Hammond Clack and John David Clack under San Jacinto County Clerk's File No.20192031 of the Official Public Records of San Jacinto County, Texas (OPRSJC) and being all of that certain 0.4557 acre tract described in instrument to Dawn Marie Hammond Clack under San Jacinto County Clerk's File No.20193895 of the Official Public Records of San Jacinto County, Texas (OPRSJC), and being all of that certain 0.50 acre tract described in instrument to Larry Owen Hammond under San Jacinto County Clerk's File No.2012004050 of the Official Public Records of San Jacinto County, Texas (OPRSJC) said 1.811 acre tract of land being more fully described by metes and bounds as follows with all bearings based on the Texas State Plane Coordinate System, Texas Central Zone, NAD83:

BEGINNING at a found 5/8 inch iron rod situated in the apparent occupied and monumented Southerly line of State Highway 150, same point being the most Northeasterly corner of that certain called 0.86 acre tract of land as described in instrument to James A. Dunaway, recorded under County Clerk's File No.20193893 (OPRSJC), , same point being the most northwesterly corner of said 0.5 acre tract and of the herein described tract of land;

THENCE N75°08'42"E, along and with said State Highway 150 being the North line of said 0.5 acre tract, a distance of 119.63 feet to a Found 5/8 inch iron being the Northeast corner of said 0.50 acre tract and the Northwest corner of said 0.9848 acre tract, an angle point in the herein described tract;


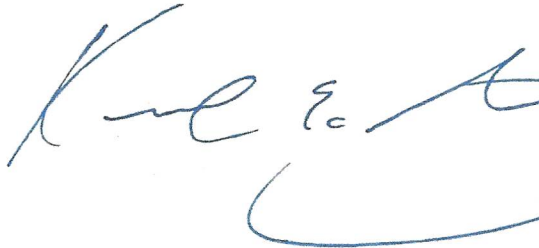
THENCE N69°31'48"E, along and with said State Highway 150 being the North line of said 0.9848 acre tract, a distance of 110.46 feet to a Set 5/8 inch iron being the Northeast corner of said 0.9848 acre tract at a fence corner post, same being the Northeast corner herein described tract;

THENCE S02°14'10"E, with the fenced apparent occupied and monumented West right of way line of Buck Road, same being the east line of said 0.9848 acre tract at 365.44 pass the Southeast corner of said 0.9848 acre tract, continuing with the East line of the said 0.4557 acre tract a total distance of 425.57 feet to a found 5/8 inch iron rod for the Southeast corner of said 0.4557 acre tract also being the Southeast corner of the herein described tract of land;

THENCE S87°51'29"W, along and with the North line of that certain 4.2962 acre tract of land as described in instrument to John Taylor Watson et al, recorded under Clerk's file No. 20172135 (OPRSJC), the South line of said 0.4557 acre tract, a distance of 177.69 feet to a set 5/8 inch iron rod, same point being the most Southeasterly corner of said Dunaway tract of land same being the most Southwesterly corner of the herein described tract of land, from which a found 5/8 inch rod for the Southwesterly corner of said Dunaway tract of land bears S87°51'08"W an additional 105.72 feet (controlling monument);

THENCE N09°06'47"W, along and with the common line of said Dunaway tract and the herein described tract at 164.17 feet pass a found 5/8 inch iron rod (for reference), a total distance of 367.22 feet to the POINT OF BEGINNING.

CONTAINING a computed area of 1.811 acres of land within this field note description.



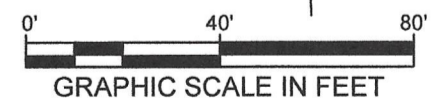
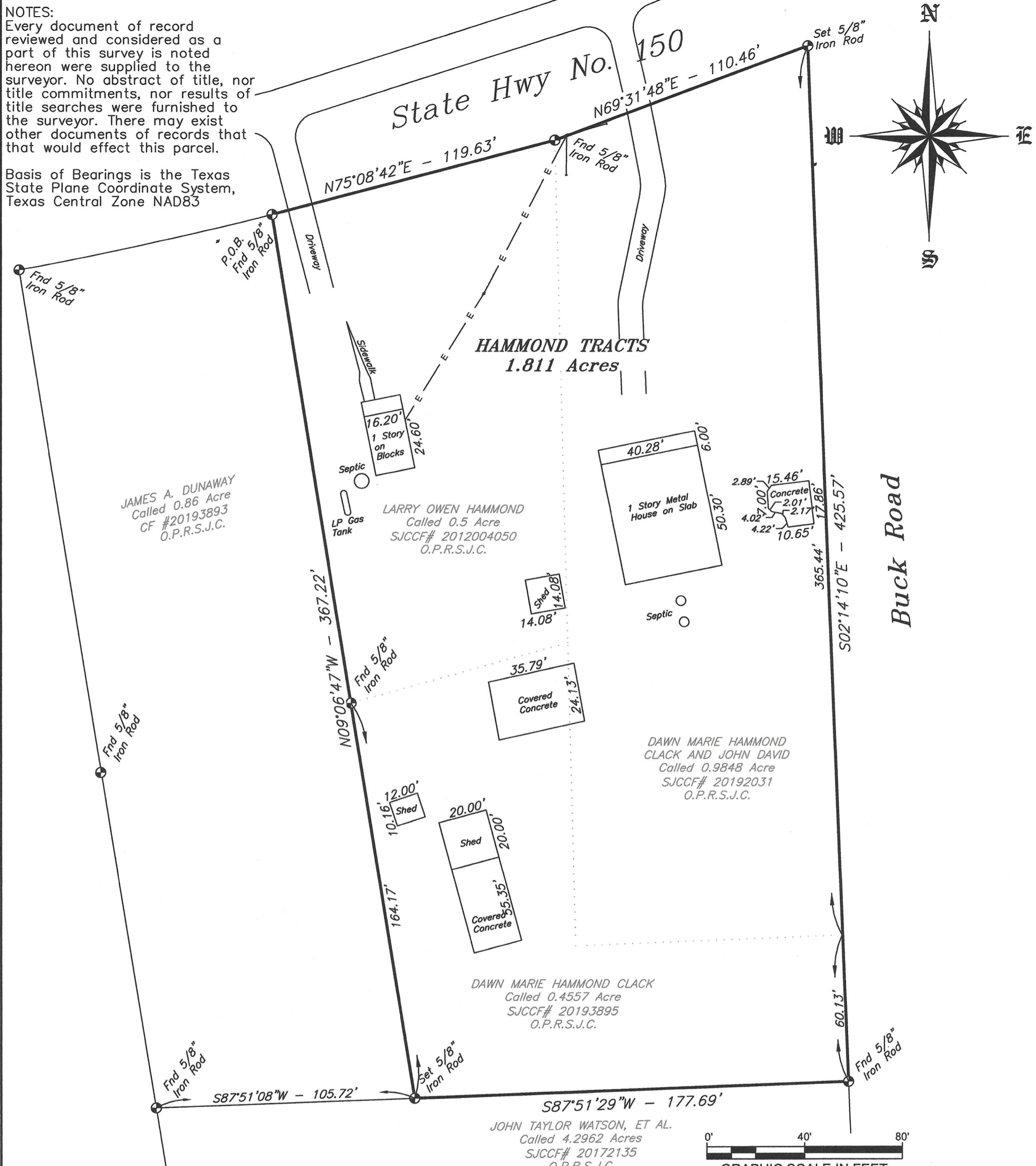
The seal is an octagonal stamp with a star in the center. The text around the star reads "STATE OF TEXAS REGISTERED" at the top, "KENNETH E. SAVOY" in the middle, "5730" below the name, and "PROFESSIONAL LAND SURVEYOR" at the bottom.

Kenneth E. Savoy, R.P.L.S. 5730

27 March, 2020

NOTES:
 Every document of record reviewed and considered as a part of this survey is noted hereon were supplied to the surveyor. No abstract of title, nor title commitments, nor results of title searches were furnished to the surveyor. There may exist other documents of records that that would effect this parcel.

Basis of Bearings is the Texas State Plane Coordinate System, Texas Central Zone NAD83



LEGEND	
Fence Line	— x —
Overhead Powerline	— E —
Building Line	— — —
Utility Easement	— — —
Found 5/8" Iron Rod (Unless Noted)	⊕

MAP OF SURVEY OF

BEING A 1.811 ACRE TRACT OF LAND SITUATED IN THE WILLIAM HARDIN SURVEY, ABSTRACT NO. 145, SAN JACINTO COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN CALLED 0.50 ACRE TRACT OF LAND DESCRIBED AS TRACT A IN INSTRUMENT TO DAWN MARIE HAMMOND CLACK AND JOHN DAVID CLACK UNDER SAN JACINTO COUNTY CLERK'S FILE NO.20192031 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS (OPRSJC) AND BEING ALL OF THAT CERTAIN 0.4557 ACRE TRACT DESCRIBED IN INSTRUMENT TO DAWN MARIE HAMMOND CLACK UNDER SAN JACINTO COUNTY CLERK'S FILE NO.20193895 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS (OPRSJC), AND BEING ALL OF THAT CERTAIN 0.50 ACRE TRACT DESCRIBED IN INSTRUMENT TO LARRY OWEN HAMMOND UNDER SAN JACINTO COUNTY CLERK'S FILE NO.2012004050 OF THE OFFICIAL PUBLIC RECORDS OF SAN JACINTO COUNTY, TEXAS ALL BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and was correct at the time of the survey, and that there are no visible and/or apparent discrepancies, conflicts, boundary line conflicts, encroachments, overlapping of improvements, easements, rights-of-ways or utility easements, except as shown hereon and that said property has access to and from a dedicated roadway.

Dated this, the 27th day of March, 2020.

Kenneth E. Savoy



KENNETH E. SAVOY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5730

WASHBURN COMPANY

LAND SURVEYORS

Residential, Commercial, Construction,
 Industrial, Alta Surveys, Flood Certificates

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March 27, 2020
 Book: 405
 Page: 25
 File:20030009 Hammond

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