

**WASHBURN & COMPANY**

Land Surveyors  
P.O. Box 460  
Cleveland, Texas 77327

July 13, 2020

METES AND BOUNDS DESCRIPTION  
16.7904 ACRES OF LAND  
VITAL FLORES SURVEY, ABSTRACT No. 14  
SAN JACINTO COUNTY, TEXAS

**BEING** 16.7904 acres of land, situated in the Vital Flores Survey, A-14, San Jacinto County, Texas and being out of and a part of that certain called 28.223 acre tract described in instrument to Thomas Bonds in San Jacinto County Clerk File No. 05-2364, Page 10161 of the Official Public Records of San Jacinto County, with all bearings based on Texas State Plane Coordinate System, Texas Central Zone NAD83.

**BEGINNING** at a 5/8 inch iron rod with a cap found in the apparent, occupied and monumented west right-of-way line of Hickory Hill Rd. and being an east corner of that certain called 10.00 acres described in instrument to Mark Thornbrough in San Jacinto County Clerk File No. 20201299 of the Official Public Records of San Jacinto County, and being in the west line of that certain called 5.02 acre tract described in instrument to Draylone Weatherby in San Jacinto County Clerk File No. 20202001 of the Official Public Records of San Jacinto County and being in the east line of said remainder of 28.223 acre tract and being the northeast corner and the **POINT OF BEGINNING** of the herein described tract, from which 1/2 inch iron rod with a cap found in the approximate centerline of said Hickory Hill Rd. and being the east corner of said 10.00 acre tract and being the south corner of that certain called 6.02 acre tract described in instrument to Charles Russell Grantom, Et. Al. in San Jacinto County Clerk File No. 20180222 of the Official Public Records of San Jacinto County bears North 25°11'56" East 633.71 feet;

**THENCE** South 22°44'02" West severing the said remainder of 28.223 acre tract to a 5/8 inch iron rod set at a barbed wire fence post in the west line of a certain remainder of a called 28.223 acres described in instrument to Thomas Bonds in San Jacinto County Clerk File No. 05-2364, Page 10161 of the Official Public Records of San Jacinto County and being an angle point in the east line of the herein described tract;

**THENCE** South 21°41'19" West 353.21 feet to a 5/8 inch iron rod set in the northeast line of that certain called 96.239 acre tract described to instrument to Bradbury Family Investments, LLC. in San Jacinto County Clerk File No. 20172985 of the Official Public Records of San Jacinto County and being the southernmost west corner of said remainder of a 28.223 acre tract and being the southeast corner of the herein described tract;

**THENCE** North 50°03'55" West along the northeast line of said 96.239 acre tract 718.56 feet to a 1/2 inch iron rod with a cap found at a fence corner same being an angle point in the southwest line of the herein described tract;

**THENCE** South 86°56'07" West along the north line of said 96.239 acre tract 521.07 feet to a 5/8 inch iron rod with a cap found in a southeast corner of a that certain called 1577.695 acre tract described in instrument to Elmore Family Partnership, LTD. In Volume 303, Page 626 of the Official Public Records of San Jacinto County and being the southwest corner of the herein described tract;

**THENCE** North 42°30'24" East with a southeast line of said 1577.695 acre tract to a 5/8 inch iron rod set in the west corner of said 10.00 acre tract and being the northwest corner of the herein described tract, from which a concrete monument found in the north corner of said 10.00 acre tract, same being the west corner of said 6.02 acre tract and being in the southeast line of said 1577.695 acre tract bears North 42°30'24" East 602.52 feet;

**THENCE** South 46°44'09" East 837.33 feet to the **POINT OF BEGINNING** and containing 16.7904 acres of land, within this metes and bounds description, more or less.



Kenneth E. Savoy, RPLS 5730

13 July 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

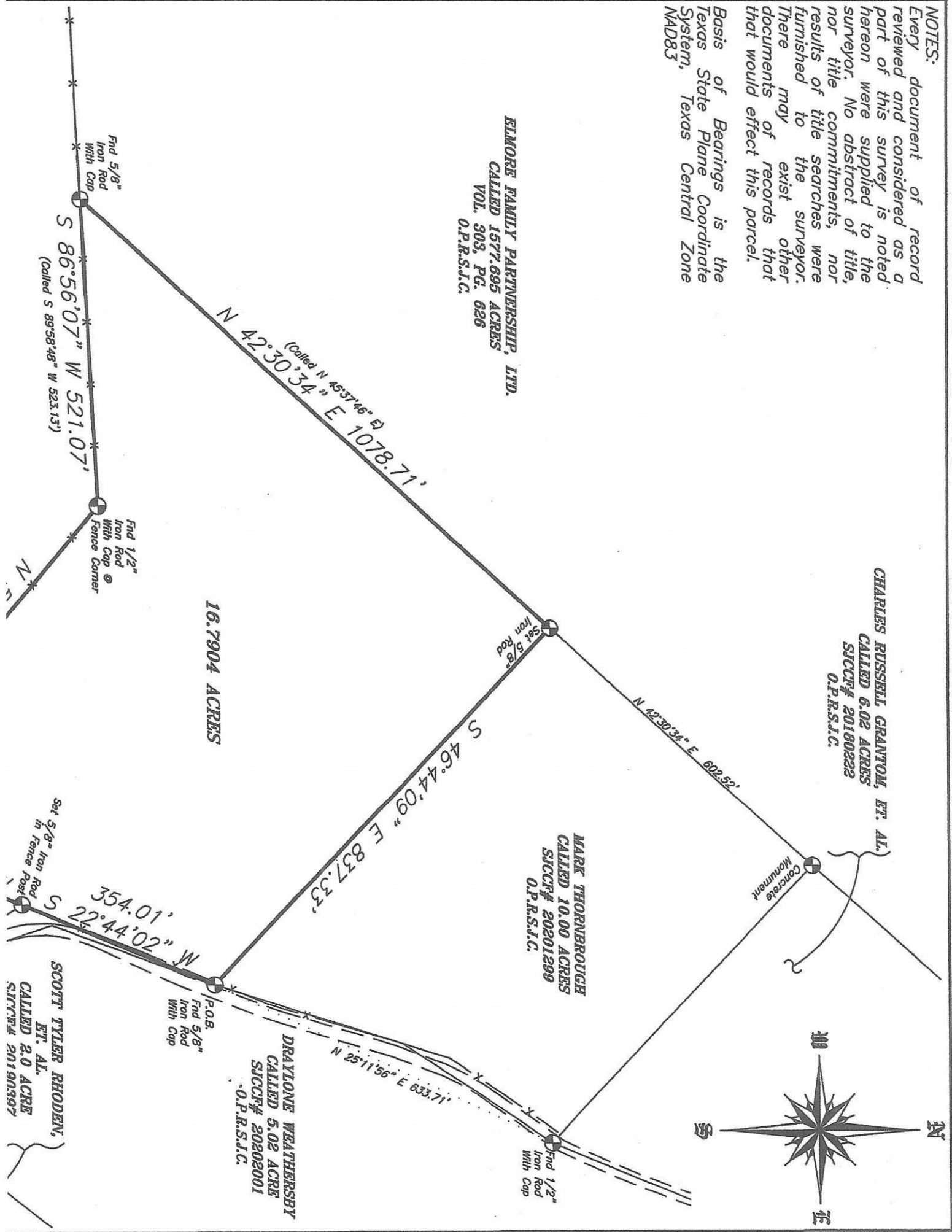
**ELMORE FAMILY PARTNERSHIP, LTD.**  
 CALLED 1577.695 ACRES  
 VOL. 303, PG. 626  
 O.P.R.S.J.C.

**CHARLES RUSSELL GRANTON, ET. AL.**  
 CALLED 6.02 ACRES  
 SJCCF# 20180222  
 O.P.R.S.J.C.

**MARK THORNBROUGH**  
 CALLED 10.00 ACRES  
 SJCCF# 20201299  
 O.P.R.S.J.C.

**DRAYLONE WEATHERSBY**  
 CALLED 5.02 ACRE  
 SJCCF# 20202001  
 O.P.R.S.J.C.

**SCOTT TYLER RHODEN, ET. AL.**  
 CALLED 2.0 ACRE  
 SJCCF# 20190397



**BRADBURY FAMILY INVESTMENTS, LLC.**  
 CALLED 96.239 ACRE  
 SICC# 20172985  
 O.P.R.S.I.C.

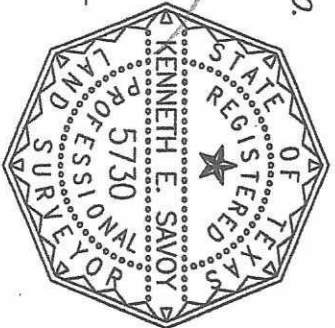
L E G E N D	
Fence Line	— X — X —
Overhead Powerline	— E —
Building Line	— · · · · ·
Utility Easement	— · · · · ·
Found 5/8" Iron Rod (Unless Noted)	⊕

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 13th day of July, 2020.

*Kenneth E. Savoy*

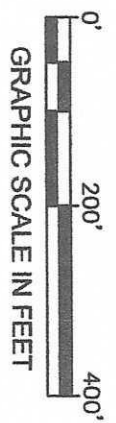
**KENNETH E. SAVOY**  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 5730



1.2704 ACRES  
 THOMAS L. AND JOYCE D. BONDS  
 REMAINDER OF CALLED 28.223 ACRES  
 SICC# 05-2364, PG. 10161  
 O.P.R.S.I.C.

THOMAS L. AND JOYCE D. BONDS  
 CALLED 1.0 ACRE  
 SICC# 05-1360, PG. 5680  
 O.P.R.S.I.C.

**BRADBURY FAMILY INVESTMENTS, LLC.**  
 CALLED 10.0 ACRE  
 SICC# 20172985  
 O.P.R.S.I.C.



# MAP OF SURVEY OF

16.7904 ACRES OF LAND, SITUATED IN THE VITAL FLORES SURVEY, A-14, SAN JACINTO COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THAT CERTAIN CALLED 28.223 ACRES TRACT DESCRIBED IN INSTRUMENT TO THOMAS BONDS IN SAN JACINTO COUNTY CLERK FILE NO. 05-2364, PAGE 10161 OF THE OFFICAL PUBLIC RECORDS OF SAN JACINTO COUNTY, WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83

## WASHBURN COMPANY

### LAND SURVEYORS

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

P.O. Box 460  
 Cleveland, Texas 77328  
 P: 281-432-1665  
 F: 281-432-1462  
 JULY 13, 2020  
 Book: 800  
 Page: 69  
 File: 20070001 BONDS  
 awashburnsurvey@gmail.com