

**WASHBURN & COMPANY**

Land Surveyors  
P.O. Box 460  
Cleveland, Texas

November 23, 2020

**METES AND BOUNDS DESCRIPTION**

“Tract Two”

5.0000 ACRES OF LAND  
VITAL FLORES SURVEY, ABSTRACT No. 14  
SAN JACINTO COUNTY, TEXAS

**BEING** 5.0000 acres of land, situated in the Vital Flores Survey, A-14, San Jacinto County, Texas, being out of and a part of that certain called 28.22 acre tract described in instrument to Thomas Bonds in San Jacinto County Clerk File No. 20052364 in the Official Public Records of San Jacinto County, with all bearings based on Texas State Plane Coordinate System, Texas Central Zone NAD83

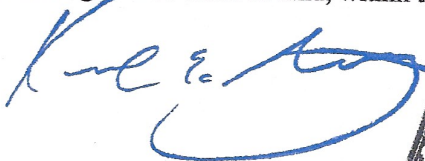
**BEGINNING** at a 5/8 inch iron rod found in the centerline of the apparent, monumented and occupied right-of-way of Hickory Hill Drive (30' R.O.W.), same being in the southeast line of said 28.22 acre tract, and being in the northwest line of that certain called 5.02 acre tract described in instrument to Allen Weatherby, in San Jacinto County Clerk File No. 20141100 in the Official Public Records of San Jacinto County, and being the south corner and the **POINT OF BEGINNING** of the herein described tract;

**THENCE** North 46°44'09" West, leaving said centerline, severing said 28.22 acre tract, 837.33 feet to a 5/8 inch iron rod found in the northwest line of said 28.22 acre tract, same being the southeast line of that certain called 1577.695 acre tract described in instrument to Elmore Family Partnership in Volume 303, Page 626 in the Official Public Record of San Jacinto County, and being the west corner of the herein described tract, from which a 5/8 inch iron rod found for the west corner of said 28.22 acre tract bears South 42°30'34" West 1078.71 feet;

**THENCE** North 42°30'34" East 279.04 feet to a 5/8 inch iron rod with a cap set in the southeast line of said 1577.695 acre tract and being in the northwest line of said 28.22 acre tract and being the north corner the herein described tract, from which a concrete monument found for the north corner of said 28.22 acre tract and being in the southeast line of said 1577.695 acre tract, same being the west corner of that certain called 6.02 acre tract described in instrument to Charles Russell Grantom and Tambra Dougherty in San Jacinto County Clerk File No. 20180222 in the Official Public Records of San Jacinto County bears North 42°30'34" East 323.48 feet;

**THENCE** South 46°44'09" East, severing said 28.22 acre tract, 723.90 feet to a 5/8 inch iron rod set in the said centerline of Hickory Hill Drive, same being the northwest line of said 5.02 acre tract and being in the southeast line of said 28.22 acre tract and being the east corner of the herein described tract, from which a 5/8 inch iron rod found in the northwest line of said 5.02 acre tract and being in the southeast line of said 28.22 acre tract bears North 20°29'45" East 161.51 feet;

**THENCE** South 20°29'45" West, along and with said centerline, 302.59 feet to the **POINT OF BEGINNING** and containing 5.0000 acres of land, within this metes and bounds description, more or less

  
Kenneth E. Savoy, R.P.L.S. 5730  
23 November 2020

