

WASHBURN & COMPANY

Land Surveyors
P.O. Box 460
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November 23, 2020

METES AND BOUNDS DESCRIPTION

“Tract One”

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

COMMENCING 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;

THENCE North 20°29'45" East, along and with said centerline, 302.59 feet to a 5/8 inch iron rod with a cap set in the said centerline and being in the southeast line of said 28.22 acre tract and being in the northwest line of said 5.02 acre tract 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, 723.90 feet to a 5/8 inch iron rod with a cap set 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 1357.75 feet;

THENCE North 42°30'34" East 323.48 feet to a concrete monument found in the southeast line of said 1577.695 acre tract and being the west corner of that certain called 6.02 acre tract described in instrument to Charles Russell Grantom and Tandra Dougherty in San Jacinto County Clerk File No. 20180222 in the Official Public Records of San Jacinto County and being for the north corner of said 28.22 acre tract and the herein described tract;

THENCE South 46°44'09" East 648.75 feet to a 1/2 iron rod found in the said centerline of Hickory Hill Drive, same being the northwest line of said 5.02 acre tract and being the south corner of said 6.02 acre tract and being the northernmost east corner of said 28.22 acre tract and being the east corner of the herein described tract;

THENCE South 37°43'57" West, along and with said centerline, 175.35 feet to a 5/8 inch iron rod found for an angle point in the northwest line of said 5.02 acre tract and in the southeast line of said 28.22 acre tract and the herein described tract;

THENCE South 20°29'45" West, along and with said centerline, 161.51 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

