

March 17, 2021

DESCRIPTION OF A 0.35 ACRE TRACT OF LAND SITUATED
IN THE E. LESTER SURVEY, ABSTRACT NO. 153,
WASHINGTON COUNTY, TEXAS

BEING a 0.35 acre tract of land situated in Washington County, Texas, and being the same tract of land described in Volume 518, Page 875 of the Washington County Deed Records (W.C.D.R) (Supak tract), said 0.35 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the South right of way line of FM 1371 for the North common corner of said Supak tract and a called 0.5619 acre tract described in Volume 1721, Page 380, W.C.D.R.;

THENCE, S 87°17'04" E, with the line common to said Supak Tract and South right of way line of FM 1371, a distance of 128.86 feet to a 1/2-inch iron rod found for the North common corner of said Supak Tract and a called 1.49 acre tract described in Volume 1226, Page 412;

THENCE, S 05°17'00" W, with the line common to said Supak Tract and said 1.49 acre tract, a distance of 124.51 feet to 1/2-inch iron rod found for the South common corner of said Supak Tract and said 1.49 acre tract, same being in the North line of a tract described in Volume 1621, Page 778 (Day Tract), W.C.D.R.;


THENCE, N 86°34'17" W, with the line common to said Supak Tract and said Day Tract, a distance of 120.94 feet to 5/8-inch iron rod found for the West common corner of said Supak Tract and said Day Tract, same being in the East line of said 0.5619 acre tract;

THENCE, N 01°37'10" E, with the common line of said Supak Tract and said 0.5619 acre tract, a distance of 122.90 feet to the **POINT OF BEGINNING** and containing 0.35 acres of land.

This metes and bounds description is being issued in conjunction with a survey exhibit of even date and is considered and integral part herein.

Bearing orientation is based upon GPS observations, Texas State Plane Coordinate System, Central Zone, NAD-83 and referenced to monuments found as cited herein.




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