

HUMBLE SURVEYING COMPANY

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TBPLS Firm No. 10114600

LEGAL DESCRIPTION

3.31 ACRE TRACT

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 3.31 ACRES SITUATED IN THE JOSE DOLORES MARTINEZ SURVEY, ABSTRACT No. 32, SAN JACINTO COUNTY, TEXAS, AND BEING OUT OF A 9.34 ACRE TRACT AS RECORDED IN SAN JACINTO COUNTY CLERK'S FILE No. 2013000236; SAID 3.31 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING at a 1-inch disturbed iron pipe found in the west margin of F.M. 222 (100 foot R.O.W.) for the southeast corner of said 9.34 acre tract, same being the southeast corner of this herein described tract, from which a found broken concrete monument bears: South 26 degrees 50 minutes East, a distance of 10.5 feet;

THENCE South 88 degrees 15 minutes 59 seconds West, a distance of 1170.82 feet with the north line of a called 11.879 acre tract as recorded in San Jacinto County Clerk's File No. 20192988 to a 3/4 inch iron pipe found for the southwest corner of said 9.34 acre tract, same being the southwest corner of this herein described tract;

THENCE North 00 degrees 26 minutes 25 seconds West, a distance of 35.66 feet with the east line of a called 0.83 acre tract as recorded in San Jacinto County Clerk's File No. 03-6523 to a concrete monument found for a corner of said 9.34 acre tract, same being a corner of this herein described tract;

THENCE North 00 degrees 35 minutes 42 seconds East, a distance of 93.88 feet with the east line of said 0.83 acre tract to a 1-inch angle iron found for a corner of said 9.34 acre tract, same being the northwest corner of this herein described tract, from which a found 1-inch iron pipe bears: North 14 degrees 06 minutes East, a distance of 0.3 feet;

THENCE North 88 degrees 27 minutes 39 seconds East, a distance of 401.68 feet with the south line of a called 2.74 acre tract as recorded in San Jacinto County Clerk's File No. 11-470 to a 1-inch angle iron found for a corner of said 9.34 acre tract, same being a corner of this herein described tract;

THENCE North 88 degrees 20 minutes 36 seconds East, a distance of 680.95 feet across said 9.34 acre tract to a 1-1/4 inch iron pipe found in the west margin of said F.M. 222 for a corner of said 9.34 acre tract, same being the northeast corner of this herein described tract;


THENCE South 35 degrees 38 minutes 11 seconds East, a distance of 45.93 feet with the west margin of said F.M. 222 to a concrete monument found for a corner of said 9.34 acre tract, same being a corner of this herein described tract;

THENCE South 35 degrees 36 minutes 02 seconds East, a distance of 69.81 feet with the west margin of said F.M. 222 to a 5/8 inch iron rod with cap found for a corner of said 9.34 acre tract, same being a corner of this herein described tract;

THENCE South 33 degrees 14 minutes 11 seconds East, a distance of 36.46 feet with the west margin of said F.M. 222 to the **POINT OF BEGINNING** and containing 3.31 acres.

BEARING STRUCTURE BASED ON CALLED 8 5134 ACRE TRACT AS RECORDED IN SAN JACINTO COUNTY CLERK'S FILE No. 10-6311.

I hereby certify this metes and bounds is true and correct to the best of my knowledge, and belief, as surveyed on the ground, September 4, 2019.


Louis W. Bergman, IV
RPLS No. 5815
12-059



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

11.879 ACRES

IN THE JOSE D. MARTINEZ SURVEY, ABSTRACT NO. 10
SAN JACINTO COUNTY, TEXAS

BEING a 11.879 acre tract of land situated in the Jose D. Martinez Survey, Abstract No. 10, San Jacinto County, Texas, being all of that certain called 11.91 acre tract described in instrument to Salvador Trevino, recorded in Clerk's File No. 2012003351 of the Official Records of San Jacinto County, Texas (O.R.S.J.C.T.), said 11.879 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch galvanized pipe (bent), found in the southwesterly margin of Farm to Market Road 222 (FM 222), for the common easterly corner of said 11.91 acre tract and a called 9.34 acre tract described in instrument to Phillip and Helen Turner, recorded in Clerk's File No. 2013000236, O.R.S.J.C.T., being the northeasterly corner of the herein described 11.879 acre tract and the beginning of a curve to the right, from which a 5/8 inch iron rod with cap found for reference bears North 35°44'37" West, 37.02 feet, and a concrete monument (broken) found for reference bears South 35°53' East, 10.2 feet;

THENCE in a southeasterly direction, 459.76 feet, with the northeasterly line of said 11.91 acre tract and along the arc of said curve to the right in the southwesterly margin of said FM 222, having a radius of 1,859.88 feet, a central angle of 14°09'49", and a chord that bears South 29°38'43" East, 458.59 feet, to a 1/2 inch iron pipe found for the common easterly corner of said 11.91 acre tract and a called 5.0 acre tract described in instrument to Murray C. Moore, recorded in Volume 296, Page 784 of the Deed Records of San Jacinto County, Texas (D.R.S.J.C.T.), being the southeasterly corner of the herein described 11.879 acre tract;

THENCE South 85°46'07" West, 1,374.83 feet, with the common line of said 11.91 acre tract and said 5.0 acre tract, to a 1 inch square iron found in the easterly line of a called 0.83 acre tract described in instrument to Tammy Jones, recorded in Clerk's File No. 20175043, O.R.S.J.C.T., for the common westerly corner of said 11.91 acre tract and said 5.0 acre tract, being the southwesterly corner of the herein described 11.879 acre tract;

THENCE North 03°12'29" West, 390.19 feet, with the easterly line of said 0.83 acre Jones tract, the easterly line of a called 0.83 acre tract described in instrument to Joel Torres, recorded in Clerk's File No. 03-7001, O.R.S.J.C.T., common to the westerly line of said 11.91 acre tract, to a 1/4 inch iron pipe found for the common westerly corner of said 11.91 acre tract and said 9.34 acre tract, being the northwesterly corner of the herein described 11.879 acre tract, from which a concrete monument found for reference bears North 02°53'19" West, 36.45 feet;

THENCE North 84°35'25" East, 1,171.31 feet, with the common line of said 11.91 acre tract and said 9.34 acre tract, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 11.879 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 6, 2018 by Texas Professional Surveying, L.L.C., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number F172-06.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).



March 7, 2018
Date

A handwritten signature in black ink, appearing to read "Carey A. Johnson".

Carey A. Johnson
R.P.L.S. No. 6524

