

# CLEVELAND SURVEYING COMPANY, p.c.

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## LEGAL DESCRIPTION

### 0.450 ACRE TRACT

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING **0.450** ACRES OF LAND SITUATED IN THE *URLAH GIBSON SURVEY, ABSTRACT No. 133, SAN JACINTO COUNTY, TEXAS*, AND SAME BEING OUT OF AND A PART OF A CALLED 43 ACRE TRACT DESCRIBED IN A DEED FROM JEFF COCHRAN AND W.S. DIXON TO LILLIE FLETCHER, DATED OCTOBER 31, 1919 AND RECORDED IN VOLUME 17, PAGE 210 et seq.; SAID **0.450** ACRE TRACT BEING CALLED 0.4503 ACRES IN A DEED FROM A.C. FLETCHER TO EDWARD WILLIAMS AND WIFE ROSE MARY WILLIAMS, DATED AUGUST 4, 1982 AND RECORDED IN VOLUME 220, PAGE 150 DEED RECORDS SAN JACINTO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

**COMMENCING** at a concrete monument found in the northwest margin of U.S. Highway No. 59;

THENCE South 23 degrees 54 minutes 57 seconds West, a distance of 12.65 feet to a 5/8 inch iron rod found in the northwest margin of said highway for the east corner of the Breninda Fletcher called 1.00 acre tract as recorded in Volume 210, Page 299 Official Public Records San Jacinto County, Texas;

THENCE South 27 minutes 42 minutes 03 seconds West, a distance of 214.94 feet to a 5/8 inch iron rod found in the northwest margin of said highway for the south corner of said Fletcher 1.00 acre tract;

THENCE South 27 degrees 30 minutes 17 seconds West, a distance of 20.32 feet to a 1 inch iron pipe found in the northwest margin of said highway for the east corner of this herein described tract and the **PLACE OF BEGINNING**;

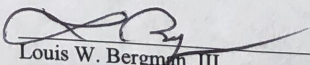
THENCE South 28 degrees 25 minutes 03 seconds West, a distance of 116.42 feet to a 5/8 inch iron rod found in the northwest margin of said highway for the east corner of the Jethro Leasear called 1/2 acre tract out a called 1.00 acre tract as recorded in Volume 202, Page 780 Official Public Records San Jacinto County, Texas and same being the south corner of this herein described tract;

THENCE North 55 degrees 38 minutes 06 seconds West, a distance of 200.80 feet to a 5/8 inch iron rod found for an angle point in the southeast line of the Shepherd I.S.D. called 9.937 acre tract as recorded in Volume 249, Page 360 Official Public Records San Jacinto County, Texas for the north corner of said Leasear called 1/2 acre tract and same being the west corner of this herein described tract;

THENCE North 28 degrees 49 minutes 54 seconds East, a distance of 80.03 feet to a 5/8 inch iron rod set for an angle point in the southeast line of said 9.937 acre tract for the north corner of this herein described tract;

THENCE South 66 degrees 03 minutes 32 seconds East, a distance of 199.75 feet to the **PLACE OF BEGINNING** and containing 19,590 square feet or **0.450** acres.

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 2, 2004.

  
Louis W. Bergman, III  
R.P.L.S. No. 2056  
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