

WASHBURN & COMPANY

Land Surveyors
P.O. Box 460
Cleveland, Texas

October 19, 2022

METES AND BOUNDS DESCRIPTION

"TRACT TWO"

10.0025 ACRES OF LAND

**HOUSTON & TEXAS CENTRAL RAILROAD CO. SURVEY, ABSTRACT No. 410
SAN JACINTO COUNTY, TEXAS**

BEING 10.0025 acres, situated in the Houston & Texas Central Railroad Co. Survey (H.&T.C.R.R.), A-410, San Jacinto County, Texas, being all of that certain called 10.00 acre tract described as "Tract Two (2)" described in instrument to James Richardson, Sr. and Maria A. Richardson in San Jacinto County Clerk File No. 20058956 in the Official Public Records of San Jacinto County, with all bearings based on Texas State Plane Coordinate System, Texas Central Zone NAD83;

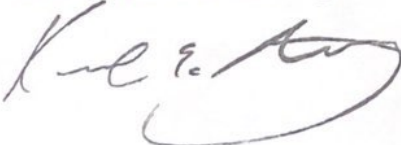
BEGINNING at a 1/2 inch iron rod with a cap marked "TPS" found in the apparent, occupied and monumented south right-of-way line of Higgins Road (60 foot right-of-way), same being the northwest corner of that certain called 9.000 acre tract described in instrument to Dewight Harper, Et. Ux. in San Jacinto County Clerk File No. 20174874 in the Official Public Records of San Jacinto County and being the northeast corner and the **POINT OF BEGINNING** of the herein described tract;

THENCE South 03°15'40" East, leaving said south right-of-way line, 985.28 feet to a 1 inch iron pipe found for the southwest corner of said 9.000 acre tract and being the situated in the north line of that certain called 60 acre tract described in instrument to Ratcliff Timber Co. in Volume 286, Page 777 in the Deed Records of San Jacinto County and being the southeast corner of the herein described tract;

THENCE South 86°41'31" West, at 351.88 feet passing a point from which a 1/2 inch iron rod found in a fence corner bears South 03°20'21" East 2.23 feet, continuing for a total distance of 440.92 feet to a point situated in the north line of that certain called 15.980 acre tract described as "Tract A" in instrument to Leslie Marlena Orozco in San Jacinto County Clerk File No. 20193783 in the Official Public Records of San Jacinto County and being the southeast corner of said "Tract 1" and being the southwest corner of the herein described tract, from which a 1 inch iron rod found situated in the north line of said 15.980 acre tract, same being the southwest corner of said "Tract One" and being the southeast corner of that certain called 10.00 acre tract described in instrument to Moises Car Huaz Condor and Mirtha Candia in San Jacinto County Clerk File No. 20031496 in the Official Public Records of San Jacinto County, and from which a 1 inch iron rod found in error bears South 03°20'12" East 3.66 feet;

THENCE North 03°20'12" West 988.18 feet to a 1 inch iron rod found situated in the south right-of-way line of said Higgins Road for the northeast corner of said "Tract 1", same being the northwest corner of the herein described tract, from which a 1 inch iron rod found situated in the said south right-of-way line for the northwest corner of said "Tract 1", same being the northeast corner of said Candia Tract bears South 87°04'04" West 439.67 feet;

THENCE North 87°04'04" East, along and with the said south right-of-way line, 442.23 feet to the **POINT OF BEGINNING** and containing 10.0025 acres of land, within this metes and bounds description, more or less.


Kenneth E. Savoy, R.P.L.S. 5730
19 October 2022



22090032 Richardson Tract Two

N 87°04'04" E 881.90'

P.O.B. (Tract One)

442.23' (Called 441.67')

P.O.B. (Tract Two)
Fnd 1/2" Iron Rod With Cap Marked "TPS"

20.0045 Total Acres

(Called 987.58')
N 03°20'12" W 988.18'
S 03°20'12" E 988.18'
(Called 987.58')

"Tract Two"
10.0025 Acres
James Richardson, Sr.
& Maria A. Richardson
"Tract Two"
Called 10.00 Acres
SJCCF# 20058956
O.P.R.S.J.C.

S 03°15'40" E 985.28'
(Called 984.94')

Dewight
Called
SJCC

... Railroad Co. Survey, A-410

Point From Which a
Fnd 1" Iron Rod brs.
S 03°20'12" E 3.66'

(Called 441.67')
440.92'

Fnd 1" Iron Pipe

S 86°41'31" W 881.77'