

SURVEY & MAPPING
9711 MASON RD. STE. 125 #416
RICHMOND, TEXAS, 77407

LOT 1:

Field notes for a survey of a 7.77 acre tract of land, situated in the Drury McGee Survey, Abstract No. 28, San Jacinto County, Texas, out of a called 19.859 acre tract conveyed to Bobby R. Cranford, et ux, in deed recorded in Volume 129, Page 756 of the Deed Records of San Jacinto County, Texas, said 7.77 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found on the southeast right-of-way line of Padgett Road, 60 feet wide, marking the northwest corner of a called 9.758 acre tract of land conveyed to Shane Durdin and Jamie Durdin, and also marking the southwest corner of said called 19.859 acre tract;

THENCE N 22 deg. 57 min. 03 sec. E, 533.53 feet along said right of way line to a 5/8 inch iron rod set for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE N 22 deg. 57 min. 03 sec. E, 393.22 feet , continuing along said right-of-way line to a 5/8 inch iron rod found at the southwest corner of a called 30.587 acre tract conveyed to University of Saint Thomas in deed recorded under San Jacinto County Clerk's File No. 20232716, and also marking the northwest corner of said 19.859 acre tract and the herein described tract;

THENCE S 82 deg. 55 min. 16 sec. E, 864.00 along the south line of said called 30.587 acre tract and north line of said called 19.859 acre tract to a point in the center line of Rocky Branch, being the northeast corner of said 19.859 acre tract and the herein described tract;

THENCE along the center line of said Rock Branch the following courses:

- S 45 deg. 15 min. 31 sec. W, 114.57 feet;
- S 84 deg. 41 min. 43 sec. W, 28.40 feet;
- S 23 deg. 55 min. 37 sec. E, 130.94 feet;
- S 51 deg. 27 min. 33 sec. E, 84.26 feet;
- S 17 deg. 11 min. 05 sec. W, 42.78 feet;
- S 43 deg. 53 min. 46 sec. W, 42.39 feet; and
- S 22 deg. 48 min. 08 sec. W, 48.57 feet

to a point being the southeast corner of the herein described tract;

THENCE departing the center line of said Rocky Branch, N 82 deg. 55 min. 16 sec. W, 966.79 feet across said called 19.859 acre tract to the POINT OF BEGINNING, and containing 7.77 acres of land.



A handwritten signature in cursive script that reads "Andrew P. Titcomb".

Andrew P. Titcomb
R.P.L.S. No. 6951