



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION 36.834 ACRES IN THE VITAL FLORES SURVEY, ABSTRACT NUMBER 14 SAN JACINTO COUNTY, TEXAS

BEING a 36.834 acre tract of land situated in the Vital Flores Survey, Abstract Number 14, San Jacinto County, Texas, being comprised of a portion of that certain called 91-1/4 acre tract described in instrument to Grover C. Ellisor, recorded in Volume 59, Page 567, of the Deed Records of San Jacinto County, Texas (D.R.S.J.C.T.), and a portion of that certain called 282-1/6 acre tract described in instrument to Grover C. Ellisor, recorded in Volume 48, Page 18, D.R.S.J.C.T., said 36.834 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point at the intersection of the approximate centerline of Washington Road, with the approximate centerline of M. Kelley Road, for the northerly corner of the herein described 36.834 acre tract, from which a 5/8 inch iron rod found in the southwesterly margin of Farm to Market Road 945 for the common northerly corner of the remainder of said 282-1/6 acre tract and that certain called 58.370 acre tract described in instrument to Roosevelt Joseph and Judy Lynn Joseph, recorded under Clerk's File Number 04-295 of the Official Public Records of San Jacinto County, Texas (O.P.R.S.J.C.T.) bears, North $35^{\circ}36'55''$ East, 5677.51 feet, said **POINT OF BEGINNING** having a Texas State Plane value of **N: 10,189,086.66, E: 3,901,662.39**, Central Zone, (4203), grid measurements;

THENCE with the approximate centerline of said M. Kelley Road, severing, over and across said 282-1/6 acre tract, the following eighteen (18) courses and distances:

1. South $24^{\circ}15'16''$ West, 97.83 feet, to a calculated point for corner;
2. South $33^{\circ}20'55''$ West, 206.23 feet, to a calculated point for corner;
3. South $43^{\circ}52'52''$ West, 57.62 feet, to a calculated point for corner;
4. South $54^{\circ}45'27''$ West, 90.96 feet, to a calculated point for corner;
5. South $36^{\circ}42'42''$ West, 71.30 feet, to a calculated point for corner;
6. South $32^{\circ}04'24''$ West, 106.86 feet, to a calculated point for corner;
7. South $47^{\circ}04'45''$ West, 69.80 feet, to a calculated point for corner;
8. South $43^{\circ}36'24''$ West, 97.28 feet, to a calculated point for corner;
9. South $28^{\circ}51'54''$ West, 87.36 feet, to a calculated point for corner;
10. South $10^{\circ}42'30''$ West, 88.63 feet, to a calculated point for corner;
11. South $04^{\circ}38'38''$ East, 86.22 feet, to a calculated point for corner;
12. South $04^{\circ}25'15''$ East, 120.29 feet, to a calculated point for corner;
13. South $00^{\circ}35'32''$ West, 123.91 feet, to a calculated point for corner;
14. South $11^{\circ}31'03''$ West, 114.50 feet, to a calculated point for corner;
15. South $17^{\circ}29'28''$ West, 177.99 feet, to a calculated point for corner;
16. South $25^{\circ}02'06''$ West, 95.37 feet, to a calculated point for corner;
17. South $32^{\circ}22'52''$ West, 61.70 feet, to a calculated point for corner;

18. South 32°29'48" West, 20.84 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 282-1/6 acre tract and the remainder of that certain called 57-1/2 acre tract, now or formerly, described in instrument to James M. Kelley, recorded in Volume 172, Page 481, D.R.S.J.C.T., being the easterly southeast corner of the herein described 36.834 acre tract, from which a 4 inch by 4 inch concrete monument found for the common southerly corner of said 282-1/6 acre tract and that certain called 18.083 acre tract described in instrument to Christopher Terry, recorded under Clerk's File Number 06-9139, O.P.R.S.J.C.T., bears South 50°51'55" East, 332.29 feet;

THENCE with the common line between said 282-1/6 acre tract and said remainder of 57-1/2 acre tract, the following two (2) courses and distances:

1. North 50°52'16" West, at a distance of 30.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 209.10 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 39°06'54" West, at a distance of 3183.43 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 3283.43 feet, to a calculated point in the approximate centerline of Winters Bayou, for the common southerly corner of said 282-1/6 acre tract and said 57-1/2 acre tract, being the southerly southeast corner of the herein described 36.834 acre tract;

THENCE with the approximate centerline of said Winters Bayou, the southerly line of said 282-1/6 acre tract, the following five (5) courses and distances:

1. North 26°22'41" West, 6.75 feet, to a calculated point for corner;
2. South 80°08'26" West, 53.09 feet, to a calculated point for corner;
3. North 63°04'13" West, 99.29 feet, to a calculated point for corner;
4. North 61°25'57" West, 112.07 feet, to a calculated point for corner;
5. South 76°57'30" West, 38.86 feet, to a calculated point for the common southerly corner of said 282-1/6 acre tract and that certain tract shown to be owned by Masley Matthew Jacob (Masley tract) per San Jacinto County Appraisal District Identification Number (S.J.A.D. Id. No.) 40269, being the southerly southwest corner of the herein described 36.834 acre tract;

THENCE North 37°12'08" East, with the common line between said 282-1/6 acre tract and said Masley tract, at a distance of 100.00 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, at a distance of 850.29 feet, pass a 1-1/2 inch flat iron found for the common easterly corner of said Masley tract and that certain called 33.649 acre tract described in instrument to Iglesias Cristo Viene, recorded under Clerk's File Number 08-6779, O.P.R.S.J.C.T., thence, with the common line between said 282-1/6 acre tract and said 33.649 acre tract, in all, a total distance of 1498.43 feet, to a 5/8 inch iron rod found for the common easterly corner of said 33.649 acre tract, and that certain called 31.224 acre tract described in instrument to Briggs A. Moore and Karen J. Moore, recorded in Volume 284, Page 429, O.P.R.S.J.C.T., being an angle point in the southerly west line of the herein described 36.834 acre tract;

THENCE North 37°53'10" East, 1267.05 feet, with the common line between said 282-1/6 acre tract and said 31.224 acre tract, to an axle found for the common easterly corner said 31.224 acer tract, and the remainder of that certain called 30 acre tract described in instrument to Briggs A. Moore and Karen J. Moore, recorded in Volume 295, Page 225, O.P.R.S.J.C.T., being an angle point in the southerly west line of the herein described 36.834 acre tract;

THENCE North 38°10'07" East, with the common line between said 282-1/6 acre tract and said remainder of 30 acre tract, at a distance of 476.63 feet, pass a 5/8 inch iron rod with cap found for the common easterly corner of said remainder of 30 acre tract and that certain called 17.00 acre tract described in instrument to Justin Randall Muesel and Theresa Marie Muesel, recorded under Clerk's File Number 20188005, O.P.R.S.J.C.T., thence, with the common line between said 282-1/6 acre tract and said 17.00 acre tract, at a distance of 649.43 feet, pass a 5/8 inch iron rod with cap found for reference, in all, a total distance of 1231.87 feet, to an angle iron found for the common easterly corner of said 91-1/4 acre tract and said 17.00 acre tract, being an interior corner of the herein described 36.834 acre tract;

THENCE North 52°34'00" West, with the common line between said 91-1/4 acre tract and said 17.00 acre tract, at a distance of 286.58 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the southerly margin of said Washington Road, in all, a total distance of 316.58 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of said Washington Road for a southwesterly corner of the herein described 36.834 acre tract, from which a 1/2 inch iron rod found for the common westerly corner of said 91-1/4 acre tract and said 17.00 acre tract bears, North 52°34'00" West, 763.99 feet;

THENCE with the approximate centerline of said Washington Road, severing, over and across said 91-1/4 acre tract and continuing over and across said 282-1/6 acre tract, the following ten (10) courses and distances:

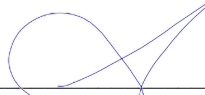
1. North 83°07'23" East, 49.83 feet, to a calculated point for corner;
2. North 81°39'56" East, 103.36 feet, to a calculated point for corner;
3. North 75°58'06" East, 59.72 feet, to a calculated point for corner;
4. North 63°44'46" East, 227.38 feet, to a calculated point for corner;
5. North 47°07'56" East, 85.98 feet, to a calculated point for corner;
6. North 39°02'43" East, 159.06 feet, to a calculated point for corner;
7. North 51°51'15" East, 74.98 feet, to a calculated point for corner;
8. North 74°19'58" East, 150.23 feet, to a calculated point for corner;
9. North 68°21'50" East, 125.30 feet, to a calculated point for corner;
10. North 56°04'55" East, 136.03 feet, to the **POINT OF BEGINNING** and containing a computed area of 36.834 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on November 20, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 34665.

All coordinates, bearings, and distances are referenced to the Texas Coordinate System of 1983 (2011 Adjustment), Central Zone (TXC-4203), U.S. Survey Feet, and are based on GPS Observations made by Texas Professional Surveying, LLC.

January 22, 2024
Date




Thomas A. McIntyre
R.P.L.S. No. 6921