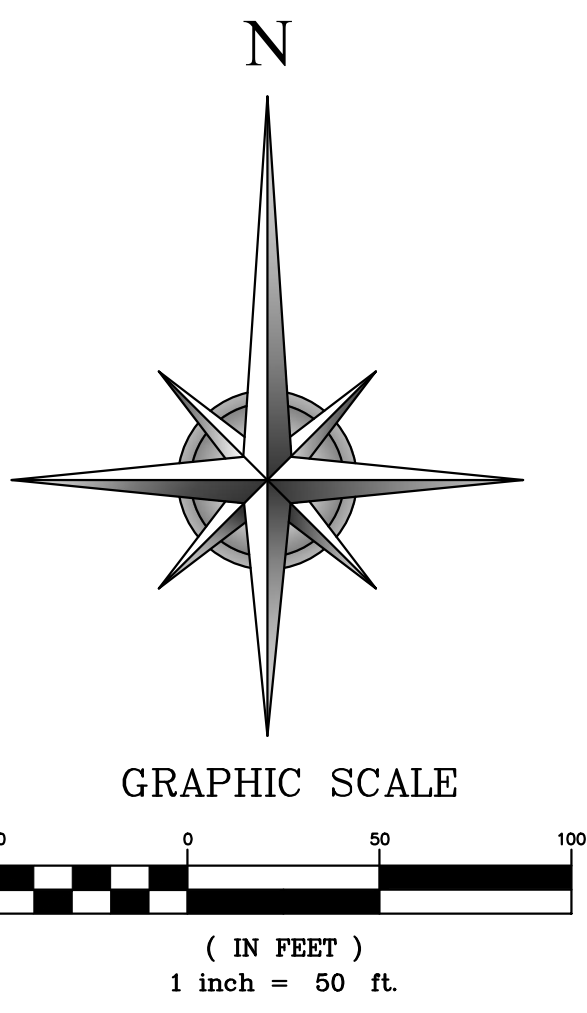




LEGEND / ABBREVIATIONS

- PIPING PROPERTY MARKER ○
 - A C.F.N.
 - F.N.D.
 - I.R.
 - I.P.
 - O.P.R.
 - S.J.C.T.
 - P.O.B.
 - P.O.C.
 - R.O.W.
 - U.E.
- ABSTRACT
 - CLERK'S FILE NUMBER
 - FOUND
 - IRON ROD
 - IRON PIPE
 - OFFICIAL PUBLIC RECORDS
 - SAN JACINTO COUNTY, TEXAS
 - POINT OF BEGINNING
 - POINT OF COMMENCEMENT
 - RIGHT OF WAY
 - UTILITY EASEMENT



LEGAL DESCRIPTION

Being a 4.1152 acres (179,257 square feet) of land situated in the Isaiah Kerby Survey, Abstract Number 187, San Jacinto County, Texas and being out of a called 10.288 acre tract of land as described in an instrument to Walter B. Kellum and wife, Edith F. Kellum, recorded under Clerks File Number (C.F.N.) 20000953 of the Official Public Records of San Jacinto County, Texas (O.P.R. S.J.C.T.), said 4.1152 acre tract of land described by metes and bounds as follows:

BEGINNING at an 1/2-inch iron rod found for the common a called 17.547-acre tract of land as described in an instrument to Shawn Crowell and wife, Renee Crowell, recorded under C.F.N. 20116457 of the O.P.R. S.J.C.T., a called 10.874-acre tract of land as described in an instrument to Samuel Blake Kellum, recorded under C.F.N. 20223702 of the O.P.R. S.J.C.T., a called 29.712-acre tract of land as described in an instrument to Walter B. Kellum and wife, Edith F. Kellum, recorded under C.F.N. 20000953 of the O.P.R. S.J.C.T., and herein described tract, also lying in the centerline of Old Staley Road, from which a 1/2-inch iron rod found bears, North 88°37'45" West, a distance of 613.96 feet for the southwest corner of said 10.874-acre tract;

THENCE the following calls along and with the centerline of said Old Staley Rd and east line of said 10.874-acre tract of land:

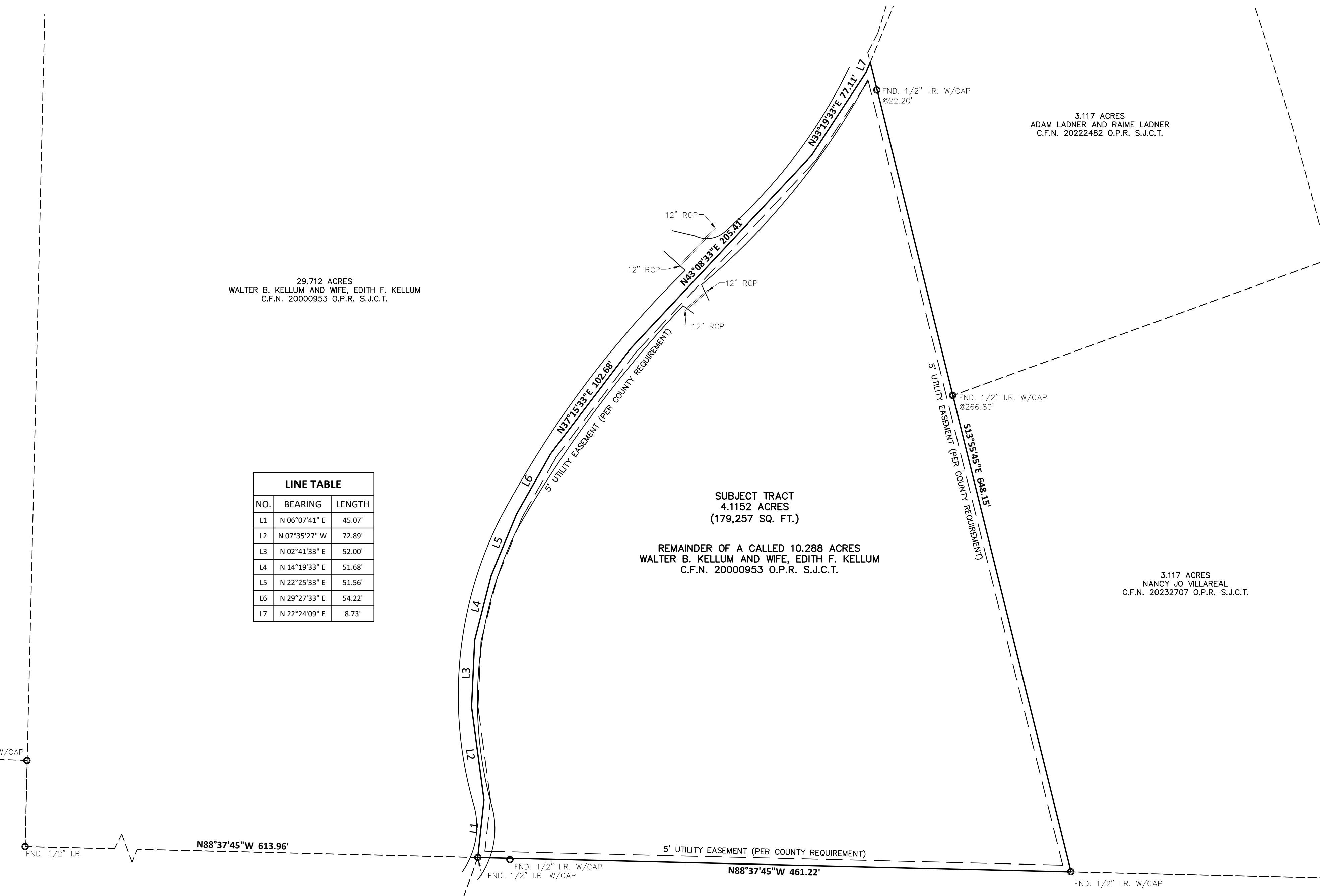
1. North 06°07'41" East, a distance of 45.07 feet to an angle point;
2. North 07°35'27" West, a distance of 72.89 feet to an angle point;
3. North 02°41'33" East, a distance of 52.00 feet to an angle point;
4. North 14°19'33" East, a distance of 51.68 feet to an angle point;
5. North 22°25'33" East, a distance of 51.56 feet to an angle point;
6. North 29°27'33" East, a distance of 54.22 feet to an angle point;
7. North 37°15'33" East, a distance of 102.68 feet to an angle point;
8. North 43°08'33" East, a distance of 205.41 feet to an angle point;
9. North 33°19'33" East, a distance of 77.11 feet to an angle point;
10. North 22°24'09" East, a distance of 8.73 feet to a point lying in the west line of a called 3.117 acre tract of land as described in an instrument to Adam Ladner and Raimé Ladner, recorded under C.F.N. 2022482 of the O.P.R. S.J.C.T. and northeast corner of the herein described tract;

THENCE South 13°55'45" East, along and with the west line of said 3.117-acre tract of land and a called 3.117-acre tract of land as described in an instrument to Nancy Jo Villareal, recorded under C.F.N. 20232707 of the O.P.R. S.J.C.T., passing a 1/2-inch iron rod with cap found, a distance of 22.20 feet used as a referenced o point, passing a 1/2-inch iron rod with cap, a distance of 266.80 feet for the common corner of said two 3.117-acre tracts, continuing for a total distance of 648.15 feet to a 1/2-inch iron rod with cap, lying in the north line of said 17.457-acre tract of land and the southwest corner of said 3.117-acre tract to Nancy Jo Villareal and the herein described tract;

THENCE North 88°37'45" West, along and with the north line of said 17.547-acre tract, a distance of 461.22 feet to the POINT OF BEGINNING and containing a computed 4.1152 acres (179,257 square feet) of land.

GENERAL NOTES

1. The surveyor has not abstracted the site. This survey was performed without benefit of title commitment and not show all easement and encumbrances of record.
2. Bearings based on Texas State Plane Coordinates, Central Zone, NAD83.
3. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.
4. Flood Statement: This site is situated in Zone "X" in San Jacinto County, Texas according to FEMA map number 4840700750 dated November 4, 2020. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.



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BOUNDARY SURVEY
 4.1152 ACRES (179,257 SQ. FT.)
 BEING OUT OF THE
 CALLED 10.288 ACRE TRACT, C.F.N. 20000953 D.R. M.C.T.
 IN THE ISAAH KERBY SURVEY, A-187
 SAN JACINTO COUNTY, TEXAS

REVISION BLOCK

TO	DATE	DESCRIPTION
CLIENT	03/30/24	PRELIMINARY DRAWING

DRAWING

PROJECT NO:	24-025-1
FIELD BK	1/70
FIELD WRK	LP
DATE	03/08/24
DRAFTING	CT
DATE	03/30/24
CHECKED	CT
DATE	03/30/24

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