

WASHBURN & COMPANY

Land Surveyors

P.O. Box 460 Cleveland, Texas

FIELD NOTE DESCRIPTION

TRACT TWO (2)

11.5442 ACRES

DRURY MCGEE SURVEY, ABSTRACT No. 28

SAN JACINTO COUNTY, TEXAS

BEING a 11.5442 acre tract of land, "Tract 2", situated in the Drury McGee Survey, Abstract No. 28, San Jacinto County, Texas and being out of and a part of that certain called 15.318 acre tract described in instrument to Travis Rich in San Jacinto County Clerk's File No. 20232254 of the Official Public Records of San Jacinto County, being more fully described by metes and bounds as follows with all bearings based on the Texas State Plane Coordinate System, Texas Central Zone, NAD83:

COMMENCING at a found concrete monument situated in the apparent, occupied, and monumented northeasterly right-of-way line of State Highway 156 (80' R.O.W.), bring the most westerly corner of that certain called 29.5 acre tract described in instrument to Karen Beasley in Volume 79, Page 481 of the San Jacinto County Deed Records and being the most southerly corner of said 15.318 acre tract and the most southerly corner of a 3.7650 acre tract, "Tract 1", surveyed this date, from which an old cedar post bears North 04° West 2.0 feet;

THENCE North 52°47'08" West, along and with said right-of-way line and the southwesterly line of said 15.318 acre tract, 50.00 feet to a 5/8 inch iron rod set for an external corner of said Tract 1 and the most southerly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE North 52°47'08" West, continuing with said right-of-way line and the southwesterly line of said 15.318 acre tract, 848.92 feet to a 5/8 inch iron rod found for a point of curvature in said right-of-way line and the southwesterly line of said 15.318 acre tract, same being a point of curvature in the southwesterly line of the herein described tract;

THENCE in a northwesterly direction along and with a non-tangent curve to the left and said right-of-way line and the southwesterly line of said 15.318 acre tract; said curve having a radius of 2904.90 feet, a chord bearing of North 53°36'37" West, a chord length of 70.19 feet, a delta angle of 01°23'04", and an arc length of 70.19 feet, to a found 5/8 inch iron rod being the most southerly corner of a 1.913 acre tract described in instrument to Frank Minter in San Jacinto County Clerk's File No. 20171891 of the Official Public Records of San Jacinto County, same being the most westerly corner of said 15.318 acre tract and the herein described tract, from which a fence corner post bears South 83° East 5.0 feet;

THENCE North 49°55'39" East, departing said right-of-way line along and with the northwesterly line of said 15.318 acre tract and the southeasterly lines of said 1.913 acre tract, that certain residue tract described in instrument to Kristy Baxley in San Jacinto County Clerk's File No. 20156415 of the Official Public Records of San Jacinto County, that certain called 0.666 acre tract described in instrument to Richard Hooper, Et. Ux., in Volume 216, Page 700, of the Official Public Records of San Jacinto County, and that certain called 1.794 acre tract described in instrument to Kenneth R. Scruggs Kirk & Tiffany Knowles in San Jacinto County Clerk's File No. 20197797 of the Official Public Records of San Jacinto County, 1019.06 feet to a found 3/8 inch iron rod situated at a fence corner and in the southwesterly line of that certain called 3.4976 acre tract described in instrument to Shane Durdin in San Jacinto County Clerk's File No. 20224192 of the Official Public Records of San Jacinto County and being the most northerly corner of said 15.318 acre tract and the most easterly corner of said 1.794 acre tract, same being the most northerly corner of the herein described tract, from which a found 3/8 inch iron rod bears North 43° West 1.75 feet;

THENCE South 16°15'28" East, along and with the northeasterly line of said 15.318 acre tract and the southwesterly line of said 3.4976 acre tract, 385.34 feet to a set 5/8 inch iron rod being the most northerly corner of said Tract 1 and an external corner of the herein described tract, from which a found 5/8 inch iron rod being the most easterly corner of said 15.318 acre tract and the most easterly corner of said Tract 1 bears South 16°15'28" East 662.22 feet;

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THENCE South 35°55'56" West, severing said 15.318 acre tract along and with a common line of said Tract 1, at 164.8 feet pass a fence line, in all a total distance of 437.54 feet to a 5/8 inch iron rod for the most westerly corner of said Tract 1 and an internal corner of the herein described tract;

THENCE South 54°34'46" East, continuing to sever said 15.318 acre tract along and with a common line of said Tract 1, 118.31 feet to a 5/8 inch iron rod set at a 2 inch iron pipe fence corner post for an external corner of said Tract 1 and an internal corner of the herein described tract;

THENCE South 70°18'07" East, continuing to sever said 15.318 acre tract along and with a common line of said Tract 1, at 145.5 feet pass a 2 inch iron pipe fence corner post, in all a total 168.56 feet to a 5/8 inch iron rod set for an internal corner of said Tract 1 and an external corner of the herein described tract;

THENCE South 23°00'15" West, continuing to sever said 15.318 acre tract along and with a common line of said Tract 1, at 15.3 feet pass a 2 inch iron pipe fence corner post, at 389.6 feet pass a fence line, in all a total distance of 392.73 feet to the **POINT OF BEGINNING**, containing a computed area of 11.5442 acres of land within this field note description.



Kenneth E. Savoy, R.P.L.S. 5730

20 May, 2024



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FIELD NOTE DESCRIPTION
TRACT ONE (1)
3.7650 ACRES
DRURY MCGEE SURVEY, ABSTRACT No. 28
SAN JACINTO COUNTY, TEXAS

BEING a 3.7650 acre tract of land, "Tract 1", situated in the Drury McGee Survey, Abstract No. 28, San Jacinto County, Texas and being out of and a part of that certain called 15.318 acre tract described in instrument to Travis Rich in San Jacinto County Clerk's File No. 20232254 of the Official Public Records of San Jacinto County, being more fully described by metes and bounds as follows with all bearings based on the Texas State Plane Coordinate System, Texas Central Zone, NAD83:

BEGINNING at a found concrete monument situated in the apparent, occupied, and monumented northeasterly right-of-way line of State Highway 156 (80' R.O.W.), being the most westerly corner of that certain called 29.5 acre tract described in instrument to Karen Beasley in Volume 79, Page 481 of the San Jacinto County Deed Records and being the most southerly corner of said 15.318 acre tract and the most southerly corner and **POINT OF BEGINNING** of the herein described tract, from which an old cedar post bears North 04° West 2.0 feet;

THENCE North 52°47'08" West, along and with said right-of-way line and the southwesterly line of said 15.318 acre tract, 50.00 feet to a 5/8 inch iron rod set for the most southerly corner of an 11.5442 acre tract, "Tract 2", surveyed this date, and same being an external corner of the herein described tract, from which a found 5/8 inch iron rod being a point of curvature in the southwesterly line of said 15.318 acre tract bears North 52°47'08" West 848.92 feet;

THENCE North 23°00'15" East, departing said right-of-way line and severing said 15.318 acre tract along and with a common line of said Tract 2, at 3.2 feet pass a fence line, at 377.4 feet pass a 2 inch iron pipe fence corner post, in all a total distance of 392.73 feet to a 5/8 inch iron rod set for an external corner of said Tract 2 and an internal corner of the herein described tract;

THENCE North 70°18'07" West, continuing to sever said 15.318 acre tract along and with a common line of said Tract 2, at 23 feet pass a 2 inch iron pipe fence corner post, in all a total distance of 168.56 feet to a 5/8 inch iron rod set at a 2 inch iron pipe fence corner post for an internal corner of said Tract 2 and an external corner of the herein described tract;

THENCE North 54°34'46" West, continuing to sever said 15.318 acre tract along and with a common line of said Tract 2, 118.31 feet to a 5/8 inch iron rod set for an internal corner of said Tract 2 and the most westerly corner of the herein described tract;

THENCE North 35°55'56" East, continuing to sever said 15.318 acre tract along and with a common line of said Tract 2, at 272.7 feet pass a fence line, in all a total distance of 437.54 feet to a set 5/8 inch iron rod situated in the northeasterly line of said 15.318 acre tract and being an external corner of said Tract 2 and the most northerly corner of the herein described tract, from which a found 3/8 inch iron rod being the most northerly corner of said Tract 2 and the most northerly corner of said 15.318 acre tract bears North 16°15'28" West 385.34 feet, and from said 3/8 inch iron rod, a found 5/8 inch iron rod bears North 43° West 1.75 feet;

THENCE South 16°15'28" East, along and with the northeasterly line of said 15.318 acre tract and the southwesterly lines of that certain called 3.4976 acre tract described in instrument to Shane Durdin in San Jacinto County Clerk's File No. 20224192 of the Official Public Records of San Jacinto County and that certain called 23.0000 acre tract described in instrument to Shane Durdin in San Jacinto County Clerk's File No. 20191444 of the Official Public Records of San Jacinto County, 662.22 feet to a 5/8 inch iron rod found situated at a fence corner and in the northwesterly line of said 29.5 acre tract and being the most southerly corner of said 23.0000 acre tract and the most easterly corner of said 15.318 acre tract, same being the most easterly corner of the herein described tract;

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THENCE South $51^{\circ}54'51''$ West, along and with the northwesterly line of said 29.5 acre tract, 382.05 feet to the **POINT OF BEGINNING**, containing a computed area of 3.7650 acres of land within this field note description.



Kenneth E. Savoy, R.P.L.S. 5730

20 May, 2024

