

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

Field notes for a survey of a 11.61 acre tract of land situated in the W. M. Winters Survey, Abstract No. 55, San Jacinto County, Texas, and being that same called 11.63 acre tract conveyed to Ronald Frank Tymel in deed recorded in Volume 171, Page 147 of the Deed Records of San Jacinto County, Texas, said 11.61 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found on the common line of said Winters Survey, A-55, and the Edward Russell Survey, A-48, also being the north line of a called 56.0 acre tract conveyed to Ronald Frank Tymel in deed recorded in Volume 165, Page 170 of said Deed Records, said rod marking the southeast corner of a called 2.68 acre tract conveyed to Deborah White in deed recorded under San Jacinto County Clerk's File No. 20175353, and also marking the southwest corner of the herein described tract;

THENCE N 03 deg. 39 min. 01 sec. W, 150.00 feet along the east line of said 2.68 acre tract to a 5/8 inch iron rod found at the southwest corner of a called 11.80 acre tract conveyed to Fish R Us Profit Sharing Plan Jason Schneider in deed recorded under said County Clerk's File No. 20232557, and also marking the northwest corner of the herein described tract;

THENCE N 78 deg. 21 min. 59 sec. E along the south line of said called 11.80 acre tract, passing a 5/8 inch iron rod set on the present west bank of Winters Bayou, and continuing for a total distance of 1802.78 feet to a point on the west bank of Winters Bayou as described in deed recorded in Volume 171, Page 147 of said Deed Records, said point being the northeast corner of the herein described tract;

THENCE along the west bank of Winters Bayou as described in deed recorded in Volume 171, Page 147 of said Deed Records the following courses:

- S 14 deg. 58 min. 09 sec. E, 125.00 feet;
- S 69 deg. 03 min. 01 sec. E, 149.80 feet;
- S 64 deg. 38 min. 01 sec. E, 100.41 feet;
- S 70 deg. 38 min. 59 sec. W, 88.20 feet;
- N 81 deg. 51 min. 01 sec. W, 160.60 feet;
- S 33 deg. 36 min. 59 sec. W, 77.40 feet; and
- S 09 deg. 52 min. 01 sec. E, 114.80 feet

to a point on the west bank of Winters Bayou as described in deed recorded in Volume 171, Page 147 of said Deed Records, said point being the southeast corner of the herein described tract;

THENCE S 86 deg. 20 min. 59 sec. W along the common line of said Winters Survey, A-55, and said Russell Survey, A-48, also being the north line of said Tymel called 56.0 acre tract, passing a 5/8 inch iron rod set on the present west bank of Winters Bayou, and continuing for a total distance of 1757.30 feet to the POINT OF BEGINNING, and containing 11.61 acres of land.

TOGETHER WITH a 30 feet wide right-of-way easement as described in Volume 171, Page 148 of the Deed Records of San Jacinto County, Texas.



Andrew P. Titcomb

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