



LEGEND / ABBREVIATIONS

- BL BUILDING LINE
- CLD CLD'S FILE NUMBER
- FOU FOUND
- IRI IRON ROD
- OPR OFFICIAL PUBLIC RECORDS
- S.J.C.T. SAN JACINTO COUNTY, TEXAS
- ROF RIGHT OF WAY
- SET 5/8" IRON ROD WITH CAP
- STAMPED "CORE MARK"
- VEI UTILITY EASEMENT
- PRM PROPERTY MARKER
- U.E. UTILITY EASEMENT
- Ø PROPERTY MARKER



LEGAL DESCRIPTION

REMO 5.4071 acres (235,533 square feet) of land out of the cotted 5.407 acre tract conveyed by Tommy L. Johnson, Jr. by Warranty Deed recorded under Clerk's File No. 2004-11823 of the Official Public Records of San Jacinto County, Texas (O.P.R. S.J.C.T.), add 5.0071 acre tract lying within the Uriah Gibson Survey, A-133, and is more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found, marking the northeast corner of a cotted 3.0 acre tract conveyed to Eddie B. Orton Estate, by Warranty Deed recorded in Volume 2297, Page 2505 of the O.P.R. S.J.C.T.; and southeast corner of said 5.407 acre tract and the herein described tract, 190 ft. in the southeast line of Loop 424 (100' R.O.W.);

THENCE North 24°26'47" East, with said east right of way line, a distance of 498.27 feet to 1/2 inch iron rod found and a 5/8 inch iron rod with cap, marking the intersection of the south right of way (R.O.W.) line of Lilley Road (80' foot R.O.W.) and said east right of way line of Loop 424;

THENCE South 87°33'37" East, a distance of 176.65 feet in a 1/2 inch iron rod found for the common north corner between said 5.407 acre tract and the cotted 0.138 acre tract conveyed to ADP Ventures, LLC by Warranty Deed recorded under Clerk's File No. 20180439 O.P.R. S.J.C.T., for the northerly northeast corner of the herein described tract;

THENCE South 22°28'27" West, with the common north-south line between said 5.407 acre tract and said 0.181 acre tract, a distance of 83.60 feet to a 5/8 inch iron rod found for an interior corner of the herein described tract;

THENCE South 87°33'37" East, with a northeast line of said 5.407 acre tract, a distance of 100.00 feet to a calculated point of an interior corner of the herein described tract, from which a 1/2 inch iron rod found bears, North 88°28'48" East, a distance of 0.50 feet to the southwest corner of said 0.181 acre tract and an interior corner of the herein described tract;

THENCE North 22°28'27" East, a distance of 2.08 feet to a calculated point for the southwest corner of a cotted 0.187 acre tract, and a southeast corner of the herein described tract, from which a 1/2 inch iron rod found bears, North 45°50'23" East, a distance of 0.25 feet;

THENCE South 87°33'37" East, continuing with the north line of said 5.407 acre tract, a distance of 100.00 feet to a calculated point in the east line of a cotted 0.138 acre tract conveyed to Phere De Maris Estate by Warranty Deed recorded under Clerk's File No. 20181119 O.P.R. S.J.C.T., for the southeast corner of said 0.187 acre tract and a northeast corner of the herein described tract from which a 1/2 inch iron rod found bears, North 40°50'00" East, a distance of 0.75 feet;

THENCE South 22°28'27" West, with the east line of said 0.138 acre tract, a distance of 17.82 feet to a 5/8 inch iron rod found for the southeast corner of said 0.138 acre tract and an interior corner of the herein described tract;

THENCE South 87°33'37" East, with the south line of said 0.138 acre tract, a distance of 60.00 feet to a calculated point in the east line of a cotted 0.138 acre tract, and the cotted 0.231 acre tract conveyed to Concordia D. Schauer by Warranty Deed recorded under Clerk's File No. 20183558 O.P.R. S.J.C.T., and an angle point from which a 1/2 inch iron rod found bears, South 07°17'27" East, 0.27 feet;

THENCE South 87°33'37" East, with the south line of said 0.231 acre tract, a distance of 100.26 feet to a 5/8 inch iron rod with cap marked "CORE 6657" set in the west line of the cotted 2.0 acre tract conveyed to Wilbert Colter and Wendy Colter by Warranty Deed recorded under Clerk's File No. 20224498 O.P.R. S.J.C.T., for the northern corner of the herein described tract;

THENCE South 22°28'27" West, with the east line of said 5.407 acre tract, a distance of 382.37 feet to a calculated point in the east line of a cotted 1.01 acre tract conveyed to Terry Frank Wright by Warranty Deed recorded under Volume 189, Page 2 O.P.R. S.J.C.T., for the northeast corner of the cotted 3.0 acre tract conveyed by the Eddie B. Orton Estate, and the northeast corner of the herein described tract from which a 1/2 inch iron rod found bears, North 02°58'21" East, a distance of 0.81 feet;

THENCE North 88°23'33" West, with the north line of said 3.0 acre tract, a distance of 553.86 feet to the POINT OF BEGINNING, containing 5.4071 acres (235,533 square feet) of land.

GENERAL NOTES:

- The coordinates shown herein are Texas Central Zone No. 4204 State Plane Grid Coordinates, NAD83, 4303 and may be brought to surface by applying the following combined scale factor 0.99992402.
- No construction or other development within this subdivision may begin until all San Jacinto County Department requirements have been met.
- A portion of this subdivision lies within the city limits of the City of Shepherd.
- This subdivision is within the boundaries of the Shepherd Independent School District.
- No portion of this subdivision falls within the boundaries of the 120 year flood plain as delineated on the FEMA Flood Insurance Rate Map for San Jacinto County Community Panel 484030379C dated November 04, 2010.
- Utility Notes:
 - Electric utility service will be provided by CenterPoint Energy.
 - Telephone utility service will be provided by AT&T.
 - Gas utility service will be provided by CenterPoint Energy.
- No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system, which has been approved and permitted by San Jacinto County.
- City of Shepherd Water Supply Corporation, an approved public water supply system, has adequate capacity to supply this subdivision and provisions have been made to provide service to each lot in accordance with the policies of the water supply system.
- All existing pipeline easements within the limits of the subdivision have been shown.
- All drainage easements shown herein shall be kept clear of obstructions, buildings, plantings, and other obstructions to the operation and maintenance of the drainage facilities.



LINE TABLE

NO.	BEARING	LENGTH
L1	N 27°24'27" E	2.08
L2	S 27°28'27" W	17.82
L3	S 47°33'37" E	7.81
L4	N 67°33'37" E	1.19
L5	S 47°42'30" E	14.37

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	40.51	25.00	57°50'07"	121°31'17"	36.22
C2	21.83	25.00	48°11'21"	N 88°11'21" E	20.41
C3	242.09	150.00	277°29'17"	122°48'02" W	65.99
C4	21.89	25.00	48°28'40"	N 47°15'07" W	20.82
C5	123.57	75.00	82°50'23"	N 37°33'11" E	108.66
C6	80.95	30.00	82°43'37"	S 27°35'14" E	72.39

RESTRICTED RESERVE TABLE

No.	RESTRICTED TO	SQ. FT.	ACRES
1	OPEN SPACE	2,014	0.058
2	OPEN SPACE	511	0.012

BENCHMARK

BL0842 ELEV. = 356.14' (NAVD 88)

6.18 x 8 FROM NEW SURVEY.

6.18 x 8 FROM NEW SURVEY. BEARING FROM THE CORNER OF FRAME POINT 6.18 x 8 TO THE SOUTHWEST CORNER OF 21.20' x 21.20' x 21.20' x 21.20' FEET SQUARE FRAME POINT 6.18 x 8 IS 1/2 FEET WEST OF THE SOUTHWEST CORNER OF THE 6.18 x 8 FEET SQUARE FRAME POINT 6.18 x 8. THE 6.18 x 8 FEET SQUARE FRAME POINT 6.18 x 8 IS 1/2 FEET WEST OF THE SOUTHWEST CORNER OF THE 6.18 x 8 FEET SQUARE FRAME POINT 6.18 x 8. THE 6.18 x 8 FEET SQUARE FRAME POINT 6.18 x 8 IS 1/2 FEET WEST OF THE SOUTHWEST CORNER OF THE 6.18 x 8 FEET SQUARE FRAME POINT 6.18 x 8.

ITE BENCHMARK

BRASS DISK ELEV. = 177.17' (CGD 88)

BRASS DISK IN CONCRETE LOCATED 12.6 FEET SOUTHWEST AND 5.1 FEET SOUTHEAST OF THE NORTHWEST CORNER OF RESTRICTED RESERVE "2".

PRELIMINARY PLAT OF BLUEGILL
 A SUBDIVISION OF 5.4071 ACRES (235,533 SQ. FT.) LYING IN THE URIAH GIBSON SURVEY, ABSTRACT 133 SAN JACINTO COUNTY, TEXAS

17 LOTS 2 RESERVES 1 BLOCK

NOVEMBER 2022

CORE
 LAND SURVEYING TRS & REG. NO. 0194946
 10105 DUNDAS MILL ROAD, SUITE 120 THE WOODLANDS, TX 77380
 1-284-828-1208
 core@sblsurvey.com

OWNER: 284 HOLDINGS, LLC
 494 ROCKHILL DEVELOPMENT
 185 ROCK HOUSE ROAD
 SHEPHERD, TX 77371
 PH: 281-233-0162

ENGINEER: SQUARED ENGINEERS
 2307 WEST DAVIS STREET
 SUITE 150
 CONROE, TX 77384