

WASHBURN & COMPANY

Land Surveyors

P.O. Box 460 Cleveland, Texas

FIELD NOTE DESCRIPTION

1.0317 ACRES

URLAH GIBSON SURVEY, ABSTRACT No. 73

SAN JACINTO COUNTY, TEXAS

BEING a 1.0317 acre tract of land, situated in the Uriah Gibson Survey, Abstract No. 73, San Jacinto County, Texas and being all of that certain called 1.03 acre tract conveyed in instrument to Mohammad Masood Akhtar in instrument recorded in Clerk's File No. 20151746 and described in instrument to Fleming S Huff in Volume 85, Page 538 of the Deed 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 5/8 inch iron rod in the northwesterly right of way line of South Byrd Avenue, (Old Highway 59) set for the southeast corner of a called fifty (50') foot by one hundred (100') foot tract described in instrument to Minnie Mae Scott in Volume 85, Page 165 of the Deed Records of San Jacinto County, and the northeast corner of the said called 1.03 acre tract, and the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE South 23°57'46" West, along the northwesterly right of South Byrd Avenue, a distance of 140.00 feet to a 5/8 inch iron rod set for the northeast corner of that certain called one hundred (100') foot by one hundred twenty nine (129') foot tract described in instrument to Michael William Fulton in Clerk's File No. 20057738 of the Official Public Records of San Jacinto County, the southeast corner of the said called 1.03 acre tract and the southeast corner of the herein described tract;

THENCE North 66°17'11" West, along the northeast line of the said Fulton tract, the southwest line of the said called 1.03 acre tract and the southwest line of the herein described tract, passing a 1/2 inch iron rod at 129.00 feet found for the northwest corner of the said Fulton tract and the northeast corner of the residue of a called 2 acre tract described in instrument to Ben T. Cook in Volume 203, Page 484 of the Deed Records of San Jacinto County, continuing along the north line of the said residue of a called 2 acre tract, at a distance of 129.00 feet, in all a distance of 321.00 feet to a 5/8 on the eastern right of way line of the Southern Pacific Railroad, formerly the Houston East & West Texas Railroad, and the east right of way of South Liberty Avenue, (no recording information found), set for the northwest corner of the said residue of a called 2 acre tract, the northwest corner of the said called 1.03 acre tract, and the northwest corner of the herein described tract;

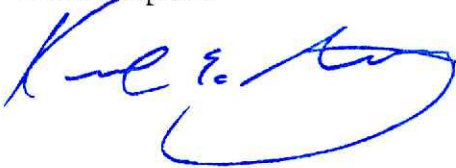
THENCE North 23°57'46" East, along the east right of way line of the Southern Pacific Railroad, and the west line of the said called 1.03 acre tract and the west line of the herein described tract, a distance of 140.00 feet to a 5/8 iron rod set for the southwest corner of that certain called 1.29 acre tract conveyed in instrument to San Jacinto Investments in Clerk's File No. 20097103 of the Official Public Records of San Jacinto County, and described in instrument to Dewitt Hunt, Jr. in Volume 224, Page 853 of the Deed Records of San Jacinto County;

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THENCE South 66°17'11" East, along the south line of the said called 1.29 acre tract, and the north line of the said called 1.03 acre tract and the north line of the herein described tract, passing a 2-1/2 inch iron pipe in concrete found for an interior corner of the said called 1.29 acre tract, and the southwest corner of the said Minnie Mae Scott tract at a distance of 216.26 feet, continuing along the southwest line of the said Minnie Mae Scott tract, in all a distance of 321.00 feet to the **POINT OF BEGINNING**, containing a computed area of 1.0317 acres of land within this field note description.



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

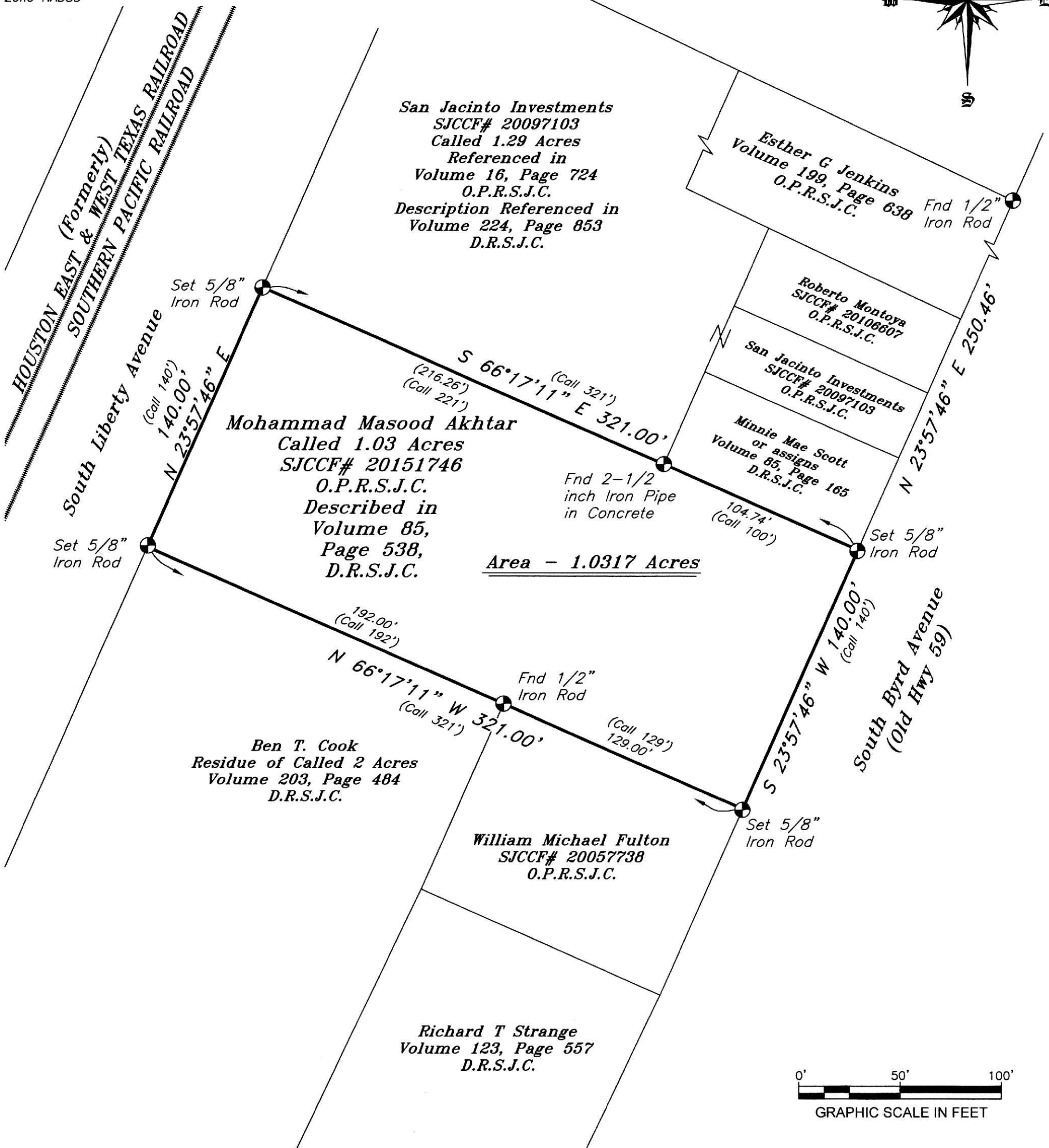
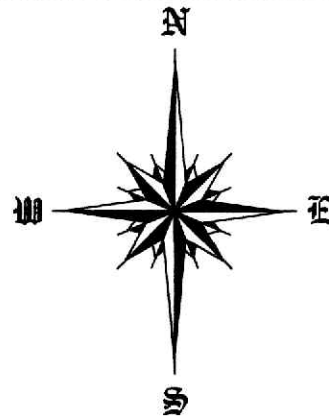
17 April, 2025



Notes:
 Every document of record reviewed and considered as a part of this survey is noted hereon were supplied to the surveyor. No abstract of title, nor title commitments, nor results of title searches were furnished to the surveyor. There may exist other documents of record that would affect this parcel.

Basis of Bearings is the Texas State Plane Coordinate System, Texas Central Zone NAD83

Uriah
 Gibson Survey
 A-73



LEGEND	
Fence Line	— X —
Overhead Powerline	— E —
Building Line	— — — — —
Utility Easement	— · — · — · —
Found 5/8" Iron Rod (Unless Noted)	⊙

MAP OF SURVEY OF

a 1.0317 acre tract of land, situated in the Uriah Gibson Survey, Abstract No. 73, San Jacinto County, Texas and being all of that certain called 1.03 acre tract conveyed in instrument to Mohammad Masood Akhtar in instrument recorded in Clerk's File No. 20151746 and described in instrument to Fleming S Huff in Volume 85, Page 538 of the Deed 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

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and was correct at the time of the survey.

Dated this, the 17th day of April, 2025.



WASHBURN COMPANY

LAND SURVEYORS
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 Industrial, Alta Surveys, Flood Certificates
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April 17, 2025
 Book: 525
 Page: 13
 File: 25030022 Akhtar
 Firm No. 10104100