

HUMBLE SURVEYING COMPANY

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TBPELS Firm No. 10114600

LEGAL DESCRIPTION

TRACT 1 3.01 ACRES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING **3.01** ACRES SITUATED IN THE *JOSE DOLORES MARTINEZ SURVEY, ABSTRACT No. 32, SAN JACINTO COUNTY, TEXAS*, AND BEING OUT OF THE REMAINDER OF A CALLED 9.34 ACRE TRACT AS RECORDED IN SAN JACINTO COUNTY CLERK'S (S.J.C.C.F.) FILE No. 20228424; SAID 3.01 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING at a 5/8 inch iron rod with cap found for the northwest corner of said 9.34 acre tract and this herein described tract, from which a found t-iron bears: North 89 degrees 01 minutes West, a distance of 0.5 feet;

THENCE North 87 degrees 34 minutes 16 seconds East, a distance of 332.24 feet with the north line of said 9.34 acre tract to a broken concrete monument found for an angle point in the north line of said 9.34 acre tract and this herein described tract;

THENCE North 88 degrees 24 minutes 23 seconds East, a distance of 392.35 feet with the north line of said 9.34 acre tract to a 3/4 inch iron pipe found in the westerly margin of F.M. Road No. 222 (100 foot R.O.W.) for the northeast corner of said 9.34 acre tract and this herein described tract, from which a 5/8 inch iron rod found for the southeast corner of a called 8.128 acre tract as recorded in S.J.C.C.F. No. 02-7762, same being the called southwest corner of a called 0.586 acre tract, called Tract Two-A as recorded in Volume 125, Page 106, Deed Records San Jacinto County, Texas bears: North 84 degrees 15 minutes West, a distance of 187.0 feet;

THENCE South 33 degrees 39 minutes 03 seconds East, a distance of 257.08 feet with the westerly margin of said F.M. Road No. 222, same being the easterly line of said 9.34 acre tract to a broken concrete monument found for the northeast corner of a 3.01 acre tract, called Tract 2 surveyed this day out of the remainder of said 9.34 acre tract, same being the southeast corner of this herein described tract;

THENCE North 88 degrees 26 minutes 41 seconds West, a distance of 617.52 feet across the remainder of said 9.34 acre tract to a 5/8 inch iron rod set in the northeast line of a called 2.74 acre tract as recorded in S.J.C.C.F. No. 11-470, same being the common line of said 9.34 acre tract for the northwest corner of said Tract 2, same being the southwest corner of this herein described tract;

THENCE North 55 degrees 21 minutes 27 seconds West, a distance of 303.02 feet with the northeast line of said 2.74 acre tract, same being the common line of said 9.34 acre tract to the **POINT OF BEGINNING** and containing **3.01** acres.

BEARING STRUCTURE BASED ON WEST LINE OF CALLED 8.910 ACRE TRACT AS RECORDED IN S.J.C.C.F. No. 05-5066. ALL SET 5/8 INCH IRON RODS ARE MARKED WITH CAP STAMPED "RPLS 5815".

I hereby certify this metes and bounds is true and correct to the best of my knowledge, and belief, as surveyed on the ground, June 14, 2023 and November 8, 2023.

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Louis W. Bergman, IV
R.P.L.S. No. 5815
23-133

