

50.056 Acres
San Jacinto County, Texas

Being 50.056 acres (2,180,481 square feet) of land located in the Vital Flores Survey, Abstract Number 14 in San Jacinto County, Texas and being out of a called 85 acre tract as recorded Clerk's File No. 20224297, Page 22650 of the Official Public Records of San Jacinto County, Texas, a called 26.13 acre tract as recorded Under Clerk's File No. 20224297, Page 22650 of the Official Public Records of San Jacinto County and a called 398.8 acre tract as recorded under Volume 80, Page 464 of the Deed Records of San Jacinto County; Said 1.67 acre tract being more particularly described by metes and bounds as follows with all bearings being referenced to Texas State Plane Coordinates, NAD 83, Central Zone;

COMMENCING at a 5/8 inch iron rod stamped "PLS 1572 MOORER" found for the Southeast corner of a called 85 acres tract as recorded under Clerk's File No. 20224297, Page 22650 of the Official Public Records Of San Jacinto County, Texas at the intersection of a west and a north line of said 398.8 acre tract;

THENCE South 68°58'30" West, along the south line of said 85 acre tract and the north line of said 398.8 acre tract, a distance of 416.29 feet to an iron fence post, found for **POINT OF BEGINNING** of the herein described tract at a north line of said 398.8 acre tract;

THENCE South 68°44'17" West, along the south line of the herein described tract and the north line of said 398.8 acre tract, a distance of 657.99 feet to a 5/8 inch iron rod stamped "Bourland Surveying", set for the southernmost corner of the herein described tract at a north line of said 398.8 acre tract;

THENCE North 21°12'14" West, over and across said 85 acre tract, and said 26.13 acre tract, and along the west line of the herein described tract, a distance of 2042.24 feet, to a 5/8 inch iron rod, set for the northwest corner of the herein described tract at the south right-of-way of State Highway 150;

THENCE North 67°03'52" East, along the south right-of-way of State Highway 150, the north line of the herein described tract, the north line of said 26.13 acre tract and the north line of said 85 acre tract, a distance of 718.48 feet, to a broken concrete monument, found for the beginning of a curve to the left along the north line of the herein described tract at the south right-of-way of Highway 150;

THENCE with said curve to the left with the south right-of-way line of State Highway 150, having the following elements; an arc length of 356.91 feet, a radius of 22,866.02, a delta angle of 00°54'00", with a chord bearing and distance of North 67°44'26" East, 356.91 feet, to a 5/8" iron rod stamped "MOORER PLS 1572 " found for the northeast corner of the herein described tract, the northeast corner of said 85 acre tract, and a northwest corner of said 398.8 acre tract at the south right-of-way line of State Highway 150.

THENCE South 21°12'14" East, along the east line of the herein described tract, the east line of said 85 acre tract and a west line of said 398.8 acre tract, a distance of 959.97 feet, to an iron fence post, found for an angle point of the herein described tract;

THENCE South 43°08'16" East, over and across said 398.8 acre tract and along the east line of the herein described tract, a distance of 382.63 feet, to an iron fence post, found for an angle point of the herein described tract;

THENCE South 15°39'35" West, over and across said 398.8 acre tract and along the east line of the herein described tract, a distance of 238.14 feet, to an iron fence post, for an angle point of the herein described tract from which an iron fence post;

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THENCE South 21°06'24" East, over and across said 398.8 acre tract and along the east line of the herein described tract, a distance of 229.27 feet, to a set 5/8 inch iron rod stamped "Bourland Surveying", set for an angle point of the herein described tract from which an iron fence post Brs South 29°59'02 West 0.48 feet;

THENCE South 29°59'02" West, over and across said 85 acre tract and along the southeast line of the herein described tract, a distance of 534.75 feet to the **POINT OF BEGINNING**, containing 50.056 acres (2,180,481 square feet) of land in San Jacinto County, Texas;

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