



TRACT 1  
1.36 ACRES  
LEGAL DESCRIPTION

THE STATE OF TEXAS  
COUNTY OF JACKSON

BEING a 1.36-acre tract situated in the John Davis Survey, Abstract No. 16, Jackson County, Texas, and being out of a 5.45-acre tract described as Tract Two in Warranty Deed dated February 15, 2019 from Joseph B. Housson, Sandra H. Romanick, and James L. Housson, Co-Trustees of the JBH Family Trust to Joseph B. Housson, Sandra H. Romanick, James L. Housson, and Jayson F. Housson and recorded in Volume 575, Page 892 of the Official Records of said county, and this 1.36-acre tract being more particularly described by metes and bounds as follows;

BEGINNING at an existing 5/8-inch iron rod in the southeast right-of-way line of Marx Street, at the north corner of a 2.373-acre tract described in Volume 416, Page 571 of the Official Records of said county, and at the west corner of said 5.45-acre tract for the west corner of the herein described tract;

THENCE North 53°23'49" East with the southeast right-of-way line of Marx Street, the northwest line of said 5.45-acre tract, and the northwest line of the herein described tract for a distance of 130.94 feet to a set 5/8-inch iron rod at the west corner of an adjoining 1.36-acre tract described as "Tract 2" surveyed this day for the north corner of the herein described tract;

THENCE South 36°36'14" East with the southwest line of said 1.36-acre "Tract 2" surveyed this day and the northeast line of the herein described tract for a distance of 461.65 feet to a set 5/8-inch iron rod in the southeast line of said 5.45-acre tract and the northwest line of a 7.83-acre tract described in Volume 552, Page 31 of the Official Records of said county, and at the south corner of said 1.36-acre "Tract 2" surveyed this day for the east corner of the herein described tract;

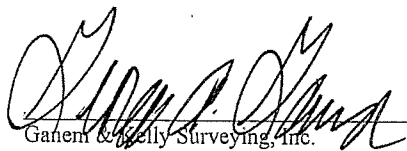
THENCE South 60°41'55" West with the northwest line of said 7.83-acre tract, the southeast line of said 5.45-acre tract, and the southeast line of the herein described tract for a distance of 132.02 feet to an existing 5/8-inch iron rod at the east corner of said 2.373-acre tract and at the south corner of said 5.45-acre tract for the south corner of the herein described tract;

THENCE North 36°36'14" West with the northeast line of said 2.373-acre tract, the southwest line of said 5.45-acre tract, and the southwest line of the herein described tract for a distance of 444.87 feet to the POINT OF BEGINNING, containing 1.36-acres of land.

Reference is made to that plat accompanying this legal description.

Bearings are based on GPS Observation NAD83 Texas South Central Zone. Coordinates and distances shown hereon are grid.

The above legal description is based on an actual survey made on the ground under my supervision.

 11/17/2022

Ganem & Kelly Surveying, Inc.  
By: George A. Ganem, Jr.  
Registered Professional Land Surveyor  
Texas No. 4681

