

WASHBURN & COMPANY

Land Surveyors
P.O. Box 460 Cleveland, Texas

FIELD NOTE DESCRIPTION
"TRACT ONE (1)"
4.2996 ACRES

JOHN S. BROWN SURVEY, ABSTRACT No. 68
SAN JACINTO COUNTY, TEXAS

BEING a 4.2996 acre tract of land, situated in the John S. Brown Survey, Abstract No. 68, San Jacinto County, Texas and being the residue of that certain called 18.630 acre tract described in instrument to Keith C. Jaehne and Jaehne Family Limited Partnership in San Jacinto County Clerks File No. 20250791 of the Official Public 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 found situated in the apparent, occupied and monumented southeast right-of-way lien of State Highway 150, being in the north corner of the Hickory Lane Subdivision, according to that map or plat thereof recorded in Volume 4, Page 35 of the Plat Records of San Jacinto County, being the east corner of said 18.630 acre tract and same being the east corner and **POINT OF BEGINNING** of the herein described tract;

THENCE South 38°01'38" West, along and with the southeast line of said 18.630 acre tract, with the northwest line of said subdivision and with a fence line, 419.09 feet to a 5/8 inch iron rod set in said fence line, being the east corner of a 14.3251 acre tract, "Tract Two (2)", surveyed this day, and same being the south corner of the herein described tract;

THENCE North 56°11'41" West, severing said 18.630 acre tract, 174.80 feet to a set 5/8 inch iron rod, being an external ell corner of said 14.3251 acre tract and same being an internal ell corner of the herein described tract;

THENCE South 38°01'38" West, severing said 18.630 acre tract, 285.10 feet to a set 5/8 inch iron rod, being an internal ell corner of said 14.3251 acre tract and same being an external ell corner of the herein described tract;

THENCE North 51°53'59" West, severing said 18.630 acre tract, 165.00 feet to a 5/8 inch iron rod set in a fence line, being in the northwest line of said 18.630 acre tract, being in the southeast line of that certain called 10.546 acre tract described in instrument to AFG Prime Space LLC in San Jacinto County Clerks File No. 20257290 of the Official Public Records of San Jacinto County, being an external ell corner of said 14.3251 acre tract and same being the west corner of the herein described tract;

THENCE North 38°06'05" East, along and with the southeast line of said 10.546 acre tract, the northwest line of said 18.630 acre tract and with said fence line, 688.18 feet to an axle found in said right-of-way line, being the east corner of said 10.546 acre tract, being the north corner of said 18.630 acre tract and same being the north corner of the herein described tract;

THENCE South 56°48'52" East, along and with said right-of-way line and the northeast line of said 18.630 acre tract, 339.64 feet to the **POINT OF BEGINNING**, containing a computed area of 4.2996 acres of land within this field note description.

Gerald L. Wright
Gerald L. Wright, R.P.L.S. 5334



25 March, 2026