

METES AND BOUNDS DESCRIPTION

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1.785 ACRE TRACT

JOSEPH RICHEY SURVEY

ABSTRACT NUMBER 21

ORANGE COUNTY, TEXAS

Being a 1.785 acre tract of land in and a part of the Joseph Richey Survey, Abstract Number 21, Orange County, Texas, and also being a part of a called 4.10 acre tract of land as recorded in Volume 107, Page 172 Deed Records Orange County, Texas, said 1.785 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a ½" iron rod capped BLS 2512 set for corner, said ½" iron rod is located at the Northeast corner of a called 2.13 acre tract of land as recorded in File Number 483405, of the Official Public Records of Orange County, Texas, said ½" iron rod is also located on the South right-of-way line of West Park Street, said ½" iron rod has a State Plane Coordinate Value of N= 10064909.56 and E= 4371045.32;

THENCE, North 86 deg. 45 min. 42 sec. East, along the said South right-of-way line of West Park Street, for a distance of 160.02 feet (record= East, 160.00 feet), to a ½" iron rod found for corner, said ½" iron rod is located at the Northwest corner of a called 1.52 acre tract of land as recorded in File Number 314475, of the Official Public Records of Orange County, Texas;

THENCE, South 03 deg. 14 min. 43 sec. East, along the West line of the said called 1.52 acre tract of land, for a distance of 249.66 feet (record= South 249.70 feet), to a ½" iron rod found for corner, said ½" iron rod is located at an interior corner of the said called 1.52 acre tract of land;

THENCE, North 86 deg. 45 min. 14 East, along an interior line of the said ,called 1.52 acre tract of land, for a distance of 49.98 feet (record= West), to a ½" iron rod found for corner, said ½" iron rod is located at an interior corner of the said called 1.52 acre tract of land;

THENCE, South 03 deg. 23 min. 17 sec. East, along an interior line of the said called 1.52 acre tract of land, for a distance of 44.91 feet (record South), to a 5/8" iron rod found for corner, said 5/8" iron rod is located at the Southwest corner of the said called 1.52 acre tract of land, said 5/8" iron rod is also located at the Northwest corner of a called 0.80 acre tract of land as recorded in Volume 1030, Page 585, of the Official Public Records of Orange County, Texas;

THENCE, South 03 deg. 10 min. 50 sec. East, along the West line of the said called 0.80 acre tract of land, for a distance of 135.14 feet (record= South), to a ½" iron rod found for corner, said ½" iron rod is located at the Southwest corner of the said called 0.80 acre tract of land, said ½" iron rod is also located on the North line of a called 0.30 acre tract of land as recorded in Volume 493, Page 76, of the Deed Records of Orange County, Texas;

THENCE, South 86 deg. 46 min. 33 sec. West along the North line of the said called 0.30 acre tract of land, for a distance of 209.99 feet (record= West 210.00 feet), to a ½" iron rod capped BLS 2512 set for corner, said ½" iron rod is located at the Southeast corner of the said called 2.13 acre tract of land;

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THENCE, North 03 deg. 14 min. 23 sec. West, along the East line of the said called 2.13 acre tract of land, for a distance of 180.01 feet (record= North, 180.00 feet), to a ½" iron rod found for corner;

THENCE, North 03 deg. 15 min. 55 sec. East, continuing along the said East line of the called 2.13 acre tract of land, for a distance of 249.70 feet (record= North, 249.70 feet), to the POINT OF BEGINNING and containing 1.785 acres of land.

Note: Bearings, distances, and coordinates are referenced to the Texas State Plane Coordinate System Central Zone (4203) NAD 83 Grid scale factor 0.999909022.

22/591

10/20/2022

