

ARCENEUX WILSON & COLE
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**DESCRIPTION OF A 9.409 ACRES TRACT OF LAND
IN THE FRANCIS YOUNG SURVEY, ABSTRACT No. 371,
ORANGE COUNTY, TEXAS**

Being a 9.409 acres tract of land in the FRANCIS YOUNG SURVEY, ABSTRACT No. 371, Orange County, Texas and being all of those certain tracts of land, designated Tract One (called "6.613 acres" and Tract Two (called "2.796 acres"), described in that certain instrument to Brian Boland and Kelli Boland, recorded under Clerk's File No. 432542 in the Official Public Records of Real Property of Orange County, Texas and the herein described tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in the northerly right-of-way line of Texas State Highway F. M. 1442 for the southeast corner of that certain tract of land (called "1.404 acres"), described in that certain instrument to Brent Burnett and Lange Burnett, recorded under Clerk's File No. 484262 in the Official Public Records of Real Property of Orange County, Texas, the southwest corner of said "2.796 acres" Tract Two and the southwest corner and **POINT OF BEGINNING** of the said herein described tract of land, the said iron rod having a State Plane Coordinate value of North 10,062,440.54' and East 4,331,701.55';

THENCE North 03 deg. 53 min. 44 sec. West (called "North 00 deg. 15 min. 54 sec. East"), along and with the east line of the said "1.404 acres" tract, the east line of that certain tract of land (called "2.946 acres", described in that certain instrument to Bryan Kilgore and Jennifer Kilgore, recorded under Clerk's File No. 456914 in the Official Public Records of Real Property of Orange County, Texas, the east line of that certain tract of land (called "32.488 acres"), described in that certain instrument to James K. Rasberry and wife, Audrey Rasberry, recorded under Clerk's File no. 410226 in the Official Public Records of Real Property of Orange County, Texas, the west line of the said "2.796 acres" tract Two and west line of the said "6.613 acres" Tract One, a total distance of 1269.09 feet (called "1269.09 feet"), to a 120d nail found in the most westerly south line of that certain tract of land designated as a "16.01 acres" Jacob Floyd and Julia Ann Norwood tract under P.I.D. No. 25990 at the Orange County Appraisal District for the northeast corner of the said "32.488 acres" tract, the northwest corner of the said "6.613 acres" Tract One and northwest corner of the said herein described tract of land;

THENCE North 85 deg. 40 min. 18 sec. East (called "North 89 deg. 55 min. 16 sec. East"), along and with the said most westerly south line of the Norwood tract and north line of the said "6.613 acres" Tract One, a total distance of 338.68 feet (called "338.66 feet"), to a 1/2" iron rod found for an interior "ell" corner of the said "16.01 acres" Norwood tract, the northeast corner of the said "6.613 acre" Tract One and northeast corner of the said herein described tract of land;

THENCE South 04 deg. 47 min. 17 sec. East (called "South 00 deg. 37 min. 23 sec. East"), along and with the most southerly west line of the said "16.01 acres" Norwood tract, the west line of that certain tract of land (called "7.036 acres"), described in that certain instrument to Bobby and Jo Alice Smitherman, recorded under Clerk's File No. 375905 in the Official Public Records of Real Property of Orange County, Texas and east line of the said "6.613 acres" Tract One, a total distance of 554.96 feet (called "554.75 feet"), to a 5/8" iron rod (bent) found for an angle point corner of the said "7.036 acres" tract, an angle point corner of the said "6.613 acres" Tract One and an angle point corner of the said herein described tract of land;



THENCE South 03 deg. 59 min. 11 sec. East, along and with the said west line of the "7.036 acres" tract, the west line of that certain tract of land (called "1.251 acres"), described in that certain instrument to Jo Alice Smitherman, recorded under Clerk's File No. 424993 in the Official Public Records of Real Property of Orange County, Texas and continuing along and with the said east line of the "6.613 acres" Tract One and along and with the east line of the hereinbefore said "2.796 acres" Tract Two, a total distance of 373.39 feet, to a 1/2" iron rod (bent) found for the southwesterly corner of the said "1.251 acres" tract, the northwesterly corner of that certain tract of land (called "1.184 acres"), described in that certain hereinbefore referenced instrument to Bobby and Jo Alice Smitherman, recorded under Clerk's File No. 375905 in the Official Public Records of Real Property of Orange County, Texas, and an angle point corner of the said herein described tract of land;

THENCE South 04 deg. 17 min. 04 sec. East, along and with the west line of the said "1.184 acres" tract, the said east line of the "2.796 acres" Tract Two, a total distance of 173.77 feet, to a 5/8" iron rod found in the hereinbefore said northerly right-of-way line of Texas State Highway F. M. 1442 for the southwesterly corner of the said "1.184 acres" tract, the southeast corner of the said "2.796 acres" Tract Two and southeast corner of the said herein described tract of land;

THENCE South 60 deg. 11 min. 28 sec. West (called "South 64 deg. 22 min. 57 sec. West"), along and with the said northerly right-of-way line of Texas State Highway F. M. 1442 and southerly line the said "2.796 acres" Tract Two, a total distance of 388.10 feet (called "387.69 feet"), returning back to the **POINT OF BEGINNING** and containing 9.409 acres of land, more or less.

NOTES:

Dimensions indicated herein are grid dimensions determined by G.P.S. surveying, based upon the Allterra Central, Trimble V.R.S. R.T.K. G.P.S. Network, referenced to the (N.A.D. 83) Texas State Plane Coordinate System, Central Zone (4203) and the North American Vertical Datum of 1988 (NAVD 88) with geoid model "Geoid12B". Coordinate, distance and elevation dimension units are U.S. Survey Feet.

Convergence angle: 03° 19' 00.38570", scale factor of 1.000001953 and combined factor of 1.000006101 at the P.O.B., the southwest corner of subject property. ("Corpscon V6.01" U.S.A.C.E.).

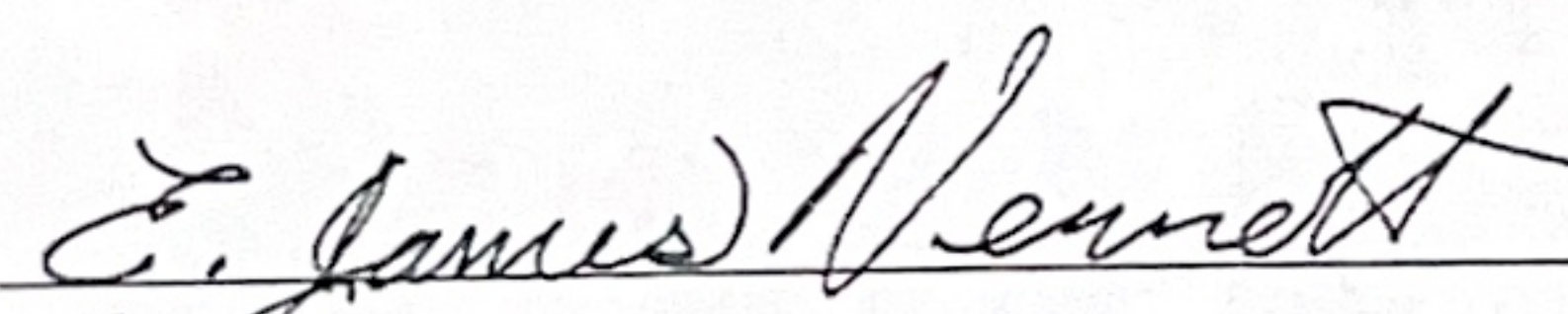
See accompanying Plat.

Prepared: June 14, 2021

Revised: June 21, 2021

Job No. LS21-138

By:


E. James Verrett,

Texas Registered Professional Land Surveyor No. 1781

