



FUSELIER
SURVEYING + MAPPING

R. J. FUSELIER & ASSOCIATES, LLC

(FIRM REG. #10194363)

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November 2, 2022

STATE OF TEXAS
COUNTY OF SAN JACINTO

FIELD NOTES:

By: Ryan J. Fuselier, RPLS

For: Launch Time Investments, LLC.

Reference Map: 22-TX-389

Land Title Survey

Date: 10/27/2022



Ryan J. Fuselier

TRACT-A:

BEING A 24.98 ACRE TRACT OF LAND SITUATED IN THE JOSE MARIA DE LA GARZA SURVEY, ABSTRACT NO. 18, SAN JACINTO COUNTY, TEXAS, BEING OUT OF AND PART OF THAT CERTAIN CALLED 24.983 ACRE TRACT DESCRIBED IN INSTRUMENT TO VETERANS LAND BOARD OF THE STATE OF TEXAS, RECORDED IN VOLUME 295, PAGE 115 OF THE SAN JACINTO COUNTY DEED RECORDS (S.J.C.D.R.) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF A CALLED 10 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2012003327 OF THE O.P.R.S.J.C.T. FOR THE SOUTHEASTERLY CORNER OF HILL ROAD, A CALLED 30' EASEMENT DESCRIBED IN VOLUME: 157, PAGE: 30 OF THE S.J.C.D.R. AND THE EASTERLY NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED FROM WHICH A 1 INCH IRON PIPE FOR AN INTERIOR CORNER OF SAID HILL ROAD, BEARS NORTH 47° 54' 43" W, A DISTANCE OF 42.17 FEET, AND A FOUND ONE-HALF INCH IRON ROD FOR REFERENCE BEARS SOUTH 87° 14' 24" EAST, A DISTANCE OF 0.44 FEET;

THENCE BEARING FROM SAID **POINT OF BEGINNING**, SOUTH 02° 42' 56" EAST, A DISTANCE OF 725.01 FEET TO A FOUND ONE INCH IRON PIPE;

THENCE, SOUTH 87° 28' 24" WEST, A DISTANCE OF 1199.99 FEET TO A FOUND CONCRETE MONUMENT;

THENCE, NORTH 03° 26' 57" WEST, A DISTANCE OF 1077.00 FEET TO A FOUND HALF INCH IRON ROD;

THENCE, NORTH 87° 15' 10" EAST, A DISTANCE OF 612.10 FEET TO A FOUND HALF INCH IRON ROD;

THENCE, SOUTH 02° 46' 09" EAST, PASSING A FOUND HALF INCH IRON ROD AT A DISTANCE OF 326.55 FEET AT THE NORTHERLY MARGIN OF SAID HILL ROAD, CONTINUING FOR A TOTAL DISTANCE OF 356.55 FEET TO THE SOUTHERLY MARGIN OF HILL ROAD;





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THENCE ALONG SOUTHERLY MARGIN OF HILL ROAD, NORTH 87° 15' 04" EAST, A DISTANCE OF 601.34 FEET TO THE
POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 24.98 ACRES OF LAND.

ALL BEARINGS ARE BASED ON GRID NORTH.



