HUMBLE SURVEYING COMPANY

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Cleveland, Texas 77327
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TBPELS Firm No. 10114600

LEGAL DESCRIPTION

3.48 ACRE TRACT

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING **3.48** ACRES SITUATED IN THE *ANNIE T. LOMAX SURVEY, ABSTRACT No. 432, SAN JACINTO COUNTY, TEXAS,* AND BEING OUT OF A CALLED 5.092 ACRE TRACT AS RECORDED IN SAN JACINTO COUNTY CLERK'S FILE (S.J.C.C.F.) No. 05-3156; SAID **3.48** ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING at a 1/2 inch iron rod found in the northerly margin of Falvey Lane (50 foot R.O.W.) for the southeast corner of a called 9.620 acre tract as recorded in S.J.C.C.F. No. 20207433, same being the southwest corner of said 5.092 acre tract and the southwest corner of this herein described tract;

THENCE North 20 degrees 56 minutes 22 seconds West, a distance of 398.45 feet (called North 17 degrees 26 minutes West) with the easterly line of said 9.620 acre tract, same being the westerly line of said 5.092 acre tract to a 5/8 inch iron rod set for the southwest corner of a 1.61 acre tract surveyed this day out of said 5.092 acre tract, same being the northwest corner of this herein described tract;

THENCE North 76 degrees 21 minutes 29 seconds East, a distance of 403.35 feet across said 5.092 acre tract to a 5/8 inch iron rod set in the westerly margin of F.M. Road No. 2025 (80 foot R.O.W.), same being the easterly line of said 5.092 acre tract for the southeast corner of said 1.61 acre tract, same being the northeast corner of this herein described tract;

THENCE South 20 degrees 55 minutes 54 seconds East, a distance of 362.45 feet (called South 17 degrees 29 minutes 00 seconds East) with the westerly margin of said F.M. Road No. 2025, same being the easterly line of said 5.092 acre tract to a 5/8 inch iron rod set at the intersection of the westerly margin of said F.M. Road No. 2025 with the northerly margin of said Falvey Lane for the southeast corner of this herein described tract;

THENCE South 72 degrees 24 minutes 38 seconds West, a distance of 170.22 feet (called South 75 degrees 55 minutes West, a distance of 170.95 feet) with the northerly margin of said Falvey Lane, same being the southerly line of said 5.092 acre tract to a 5/8 inch iron rod set for an angle point in the southerly line of this herein described tract;

THENCE South 70 degrees 30 minutes 38 seconds West, a distance of 214.34 feet (called South 74 degrees 01 minutes West) with the northerly margin of said Falvey Lane, same being the southerly line of said 5.092 acre tract to a 5/8 inch iron rod set for an angle point in the southerly line of this herein described tract;

THENCE South 68 degrees 34 minutes 38 seconds West, a distance of 15.84 feet (called South 72 degrees 05 minutes West) with the northerly margin of said Falvey Lane, same being the southerly line of said 5.092 acre tract to the **POINT OF BEGINNING** and containing **3.48** acres.

BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. ALL SET 5/8 INCH IRON RODS ARE MARKED WITH CAP STAMPED "RPLS 5815".

I hereby certify this metes and bounds is true and correct to the best of my knowledge, and belief, as surveyed on the ground, June 3, 2026.

Louis W. Bergman, IV
R.P.L.S. No. 5815
26-130

