

Survey Plat

Survey of a 20.262 acre tract located in the Ralph McGee Survey Abstract 29, San Jacinto County Texas, being out of a 110 acre tract in a deed from Texas Forest Investments LLC, to Andrew and Teri Sherman recorded in San Jacinto County Clerks File #20171575.

Metes and Bounds attached.

Parcel Two 17.14 Ac. SJCIF 1-1994
 Felix Curry Rd. (60' R.O.W.)
 San Jacinto Co. Fee SJCIF 1-1994
 A1
 Fnd. 1/2" capped L.S.M.C.
 Fnd. 1/2" capped L.S.M.C.
 Fnd. 1/2" capped L.S.M.C.
 Point of Beginning

see metes and bounds

Fnd. 1/2" capped L.S.M.C. Adams 5656/5811

S.10°16'24"E. 2241.88'

adjacent tract
42.43 acres

Subject Tract
20.262 Ac.

N.12°59'46"W. 2188.82'

adjacent tract
45.215 acres

N.13°20'47"W. 2170.16'

East Line
original 110 acre tract
out of Texas Forest Investments
LLC tract 89 called 400 acres
SJCCF 20151416

SJCCF #20171575

A1
R=793.84'
L=302.47'
Ch. =300.64'

Fnd. 1/2" capped L.S.M.C.

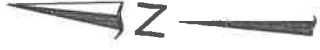
Sel. 1/2" capped R.R.S. 5327

S.66°39'13"W. 1995.33'

S.66°39'13"W. 330.0'

P.O.C.
Fnd. 4"x4" Concrete Monument

Scale: 1" = 300.0'



- Surveyor did not abstract property
- Property subject to all building lines (front, side & Rear) and all utility and aerial easements and any other building restrictions if any, that are not shown on this plat.
- Property subject to all deed restrictions and restrictive covenants recorded or unrecorded including those stated in Schedule B of the Title Report
- Ⓞ indicates Controlling Monument
- Bearings are based on original 110 acre tract previously surveyed.

I hereby state that this survey was made on the ground under my supervision on June 10, 2022 and that this plat represents the circumstances at the time of the survey.

Andrew C. Sherman 6-14-22

METES AND BOUNDS DESCRIPTION

FIELD NOTES OF A 20.262 ACRE TRACT OF LAND LOCATED IN THE RALPH MCGEE SURVEY ABSTRACT 29, SAN JACINTO COUNTY TEXAS, AND BEING OUT OF THAT CERTAIN 110 ACRE TRACT IN A DEED FROM TEXAS FOREST INVESTMENTS, LLC TO ANDREW AND TERI SHERMAN RECORDED IN SAN JACINTO COUNTY CLERKS FILE # 20171575, SAID 20.626 ACRES BEING MORE PARTICULARLY DESCRIBED AS

FOLLOWS:

Commencing at a 4X4 concrete monument found for the Southwest corner of that 110 acre tract recorded in San Jacinto County Clerks file # 20171575

THENCE N. 13degrees 20' 47"W. along the west line of the 110 acre tract a distance of 2170.16' to a found ½ inch iron rod capped SADAMS 3666 in the south line of a 17.14 acre San Jacinto County Fee Tract in clerks file # 11-1994 for Felix Currie Rd. (60' R.O.W.)

Thence in an easterly direction along the south line of Felix Currie Rd. the following courses and distances;

Thence along a curve to the right with a radius of 443.85', an arc length of 23.87' a distance of 26.86' to a point;

Thence N85degrees 19' 34" a distance of 344.05' to a point;

Thence S85degrees 45' 44" a distance of 204.07' to a point;

Thence continuing along a curve to the left with a radius 548.36', arc length 340.08' a chord distance of 334.65' to a point;

Thence N. 58degrees 42' 16"E a distance of 144.61' to a point;

Thence N. 52degrees 59' 02"E a distance of 273.01' to a point;

Thence N. 49degrees 34' 21"E a distance of 388.5' to a point;

Thence N. 50degrees 36' 06"E a distance of 155.51' to a point;

Thence N. 53degrees 07' 17"E a distance of 188.28' to a found ½ inch iron rod capped LSMC for the Point of Beginning of the herein described 20.262 acre tract;

Thence N. 55degrees 57' 43"E a distance of 166.09' to a found ½ inch iron rod capped LSMC;

Thence along a curve to the right with a radius of 793.84', arc length 302.47' a chord distance of 300.64' to a found iron rod capped SADAMS 3666 for the northeast corner of this 20.262 acre tract and the northeast corner of the original 110 acre tract;

Thence S. 10 degrees 16' 24"E along the east line of this 20.262 acre tract a distance of 2241.88' to a found ½ inch iron rod capped SADAMS 3666 for the southeast corner of this tract;

Thence S. 66degrees 39' 13"W a distance of 350' to a set 1/2 inch iron rod capped RPLS 5327 for the southwest corner of this tract;

Thence N. 12degrees 59' 46"W a distance of 2188.82' to the Point of Beginning and containing 20.262 acres.