



Being 212.736 acres of land situated in the Edward Russell Survey, A-48, San Jacinto County, Texas; said 212.736 acres being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found on the common line of said Edward Russell Survey and the Robert Wilkins Survey, A-313, for the most southerly corner of that certain called 153.97 acre tract described in Warranty Deed, dated March 23, 1962, from Billie E. Leediker, et al to Allen G. Williams, et ux, recorded in Volume 86, Page 192, of the Deed Records of San Jacinto County, Texas, and the east corner of a tract described in Deed to Malcolm Cohn, recorded in Volume 68, Page 400 of said Deed Records;

THENCE, N 30° 39' 51" W, along the common line of said called 153.97 acre tract and said Cohn tract, a distance of 1064.28 feet to a fence corner found for an angle point in a southwest line of said called 153.97 acre tract for the north corner of said Cohn tract and the east corner of a tract to Malcolm Cohn recorded in Volume 97, Page 11 of said Deed Records;

THENCE, N 32° 24' 33" W, along the common line of said called 153.97 acre tract and the last mentioned Cohn tract, a distance of 665.96 feet to a 1/2 inch iron rod found on said common line for a southwest corner of that certain called 46.033 acre tract described in Warranty Deed, dated September 8, 1962, from Allen G. Williams, et ux to J. L. Moody, recorded in Volume 87, Page 279 of said Deed Records and of a tract to First Bank & Trust out of said called 46.033 acre tract, recorded in Volume 224, Page 516 of said Deed Records;

THENCE, N 89° 49' 52" E, along a south line of said called 46.033 acre tract and said First Bank & Trust tract, a distance of 948.99 feet to a 3/8 inch iron rod found for a southeast corner of said called 46.033 acre tract and said First Bank & Trust tract;

THENCE, N 01° 25' 18" W, along an east line of said called 46.033 acre tract and said First Bank & Trust tract, a distance of 596.74 feet to a fence corner found for an inner corner of said called 46.033 acre tract and said First Bank & Trust tract;

THENCE, N 88° 24' 46" E, along a south line of said called 46.033 acre tract and said First Bank & Trust tract, a distance of 150.24 feet to a 3/8 inch iron rod found for a southeast corner of said called 46.033 acre tract and said First Bank & Trust tract;

THENCE, N 00° 40' 18" W, along an east line of said called 46.033 acre tract and said First Bank & Trust tract, a distance of 106.16 feet to a 5/8 inch iron rod found for an angle point in the east line of said called 46.033 acre tract for the northeast corner of said First Bank & Trust tract and a southeast corner of a tract to Amy Smith, recorded in Volume 105, Page 358 of said Deed Records;

THENCE, N 00° 45' 48" W, along an east line of said called 46.033 acre tract and said Smith tract, a distance of 629.62 feet to a 3/8 inch iron rod found on a north line of said called 153.97 acre tract for the northeast corner of said Smith tract and the northwest line of that certain called 3.69 acre tract described as Tract III in Warranty Deed, dated May 29, 1963 from J. L. Moody to Allen G. Williams, recorded in Volume 89, Page 429 of said Deed Records;

THENCE, N 50° 06' 19" W, along the common line of said called 3.69 acre tract and said Smith tract, a distance of 1081.11 feet to a 3/8 inch iron rod found for an angle point in said common line;

THENCE, N 00° 25' 33" W, along said common line as occupied on the ground by an existing barbed wire fence, a distance of 699.02 feet to a fence corner;

THENCE, N 68° 53' 28" E, along said occupied common line, a distance of 202.57 feet to a fence post found for an angle point and being the north corner of said called 3.69 acre tract and the west corner of 0.714 acre tract described as Tract II in the last mentioned Warranty Deed, and the northwest corner of that certain called 46.555 acre tract described in Warranty Deed, dated September 1962, for J. L. Moody, et al to Allen G. Williams, et ux;

THENCE, N 88° 55' 37" E, along the common line of said called 0.714 acre tract and said Smith tract and a tract to Matt Moody, et ux, recorded in Volume 105, Page 545 of said Deed Records, a distance of 726.38 feet to a fence post found for an angle point in said fence line for the east corner of said called 0.714 acre tract;

THENCE, S 82° 39' 03" E, along the common line of said Moody tract and said called 46.555 acre tract, a distance of 374.61 feet to a fence post found for an angle point in said fence line;

THENCE, N 89° 38' 02" E, along said common line, a distance of 445.02 feet to a fence corner found on the west line of a tract to James Moody, recorded in Volume 121, Page 230 of said Deed Records for the northeast corner of said called 46.555 acre tract and the southeast corner of said Matt Moody tract;

THENCE, S 00° 04' 01" W, along the common line of said called 46.555 acre tract and said James Moody tract, a distance of 618.67 feet to a fence corner found for the northwest corner of that certain called 34.269 acre tract described as Tract Two in Deed, dated August 12, 1963, from L. G. Hamblen, et al to Allen G. Williams, recorded in Volume 90, Page 359 of said Deed Records, and the southwest corner of said James Moody tract, for an inner corner;

THENCE, N 89° 05' 44" E, along the common line of said called 34.269 acre tract and said James Moody tract, a distance of 320.06 feet to a fence corner found for a southeast corner of said James Moody tract and the northeast corner of said called 34.269 acre tract and the west corner of a tract to Alma Vann, recorded in Volume 88, Page 444 of said Deed Records;

THENCE, S 31° 01' 34" E, along the common line of said called 34.269 acre tract and said Vann tract and a tract to J. F. Grantland, recorded in Volume 101, Page 197 of said Deed Records, and the tracts to Luther E. Everitt, recorded in Volume 98, Page 449 and Volume 121, Page 214 both of said Deed Records, a distance of 981.61 feet to a fence corner found for the west corner of that certain called 0.9437 acre tract described by survey, dated June, 1987, prepared by James R. Jackson, R.P.S. No. 3892, and recorded by deed in Volume 59, Page 698 of the Official Public Records of San Jacinto County, Texas;

THENCE, N 82° 00' 28" E, along the north line of said called 0.9437 acre tract, a distance of 289.05 feet to a fence corner found for the northeast corner of said called 0.9437 acre tract;

THENCE, S 43° 33' 41" E, along the northeast line of said called 0.9437 acre tract, a distance of 98.20 feet to a fence corner found on the southeast line of a tract to Luther Everitt, recorded in Volume 121, Page 215 of said Deed Records, and the northwest line of a tract to Calvin Everitt, recorded in Volume 135, Page 412 of said Deed Records, for the east corner of said called 0.9437 acre tract and the north corner of that certain called 2.8892 acre tract described by the above mentioned survey by James R. Jackson, and recorded by deed in Volume 59, Page 692 of said Official Public Records;

THENCE, S 02° 59' 47" E, along an east line of said called 2.8892 acre tract, a distance of 255.18 feet to a fence corner found for an inner angle point;

THENCE, S 54° 52' 12" E, along an east line of said called 2.8892 acre tract, a distance of 154.64 feet to a fence corner found for an angle point;

THENCE, S 14° 52' 01" E, along an east line of said called 2.8892 acre tract, a distance of 242.78 feet to a fence corner found the southeast line of said Calvin Everitt tract and the northwest line of a tract to Lillian Martin, recorded in Volume 135, Page 412 of said Deed Records, for the most easterly corner of said called 2.8892 acre tract and the north corner of that certain called 0.2202 acre tract described by the above mentioned survey by James R. Jackson, and recorded by deed in Volume 59, Page 695 of said Official Public Records;

THENCE, S 22° 10' 58" W, along the southeast line of said called 0.2202 acre tract, a distance of 200.59 feet to a fence corner found on the northeast line of said called 34.269 acre tract and the southwest line of said Martin tract, for the south corner of said called 0.2202 acre tract;

THENCE, S 30° 43' 25" E, along the common line of said called 34.269 acre tract and said called 153.97 acre tract and said Martin tract, a distance of 652.98 feet to a 3/4 inch iron pipe found on the northeast line of said called 153.97 acre tract for the south corner of said Martin tract and the west corner of that certain called 16.41 acre tract described in Deed, dated September 18, 1968, from Arthur Everitt, et ux to Allen G. Williams, recorded in Volume 111, Page 460 of said Deed Records, for an inner corner;

THENCE, N 59° 44' 14" E, along the common line of said called 16.41 acre tract and said Martin tract, a distance of 2340.32 feet to a 1/2 inch iron rod and iron pipe found for the north corner of said called 16.41 acre tract;

THENCE, S 72° 24' 45" E, along the northeast line of said called 16.41 acre tract, a distance of 377.94 feet to a 1/2 inch iron pipe found on the northwest line of a called 1.84 acre tract described in Warranty Deed, dated May 22, 1962, from Arthur Everitt, et ux to Allen G. Williams, recorded in Volume 88, Page 102 of said Deed Records, for the east corner of said called 16.41 acre tract;

THENCE, N 57° 46' 19" E, along the northwest line of said called 1.84 acre tract, a distance of 75.25 feet to a 3/4 inch iron pipe found for the north corner of said called 1.84 acre tract;

THENCE, S 31° 49' 40" E, along the northeast line of said called 1.84 acre tract, a distance of 30.13 feet to a 3/4 inch iron pipe found on the common line of said Edward Russell Survey and the L. R. Pierson Survey, A-374, for the east corner of said called 1.84 acre tract;

THENCE, S 59° 16' 00" W, along the southeast line of said called 1.84 acre tract and said called 153.97 acre tract and said Edward Russell Survey and the northwest line of said L. R. Pierson Survey and the Andrew Mosch Survey, A-220, and said Robert Wilkins Survey, a distance of 5776.53 feet to the POINT OF BEGINNING and containing 9,266,770 square feet or 212.736 acres.

The northern most property line is based on the occupied fence line which differs from deed call.

The shore line of the lakes and ponds are shown in an approximate location and have not been full surveyed.

Subject to a easement to Sam Houston Electric Cooperative, Inc. recorded in Volume 171, Page 264 of the Deed Records of San Jacinto County, Texas.

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Vol. 97, Pg. 11 S.J.C.D.R.

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P.O.B. 3/8" I.R.

LAKE (See Note)

EDWARD RUSSELL A-48

212.736 ACRES 9,266,770 SQ. FT.

LAKE (See Note)

LAKE (See Note)

POND (See Note)

ROBERT WILKINS A-313

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ANDREW MOSCH A-220

To: Allen Williams, LEM Construction and Eastex Title company, Inc., of No. 96064436

I hereby certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV survey.

This the 2nd day of July, 1996.

Revised the 17th day of July, 1996.

Jeffrey L. Faneler R.P.L.S. No. 4348

L. R. PIERSON A-374

LEM CONSTRUCTION

BOUNDARY SURVEY OF 212.736 ACRES EDWARD RUSSELL SURVEY, A-48 SAN JACINTO COUNTY, TEXAS

DRAWN BY: C. HOEHN	SCALE: 1" = 200'
APPROVED BY:	DATE: 07-03-96
SURVEYED BY:	FB. PG.
JOB No.: 96-10-5130	DWG. FILE: WIL5130