

METES AND BOUNDS DESCRIPTION
12.00 ACRES of LAND
JOHN DURST SURVEY, ABSTRACT No. 30
HOUSTON COUNTY, TEXAS
ALBERT T. RICE SURVEY, ABSTRACT No. 875
HOUSTON COUNTY, TEXAS

BEING 12.00 acres of land situated in the John Durst Survey, Abstract No. 30, Houston County, Texas, and Albert T. Rice Survey, Abstract No. 875, Houston County, Texas, being all of that certain called 12.010 acre tract described in Warranty Deed with Vendor's Lien from Fred Michka to Christopher Dale Callaway, as recorded in Instrument No. 1600900 of the Official Public Records of Houston County, Texas, said 12.00 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the north Right-of-Way line of Farm-to-Market Road No. 228, and being at the East corner of the above referenced 12.010 acre tract, and being the same for the herein described tract, and being at the south corner of that certain called 31.15 acre tract described in a Warranty Deed with Vendor's Lien from Luther B. Gossett, Jr. & Patricia A. Gossett to George B. Stanley, II & Rebekah Stanley, as recorded in Instrument No. 1600338 of the Official Public Records of Houston County, Texas;

THENCE South 50°12'37" West, with north Right-of-Way line of Farm-to-Market Road No. 228, for a distance of 415.03 feet to a 1/2" iron rod with cap marked "5969" found in same, and being at the South corner of the above mentioned 12.010 acre tract, and being the same for the herein described tract, and being at the east corner of that certain called 5.0 acre tract described in a General Warranty Deed from Mary J. Flynn by and through her agent and attorney-in-fact Timothy Matthew Flynn to Troy W. Mc Canless, as recorded in Instrument No. 1206232;

THENCE North 39°37'14" West, for a distance of 328.80 feet to a 1/2" iron rod found at an Interior corner of said 12.010 acre tract, and being the same for the herein described tract, and being at the north corner of the above referenced 5.0 acre tract;

THENCE South 50°19'58" West, for a distance of 559.85 feet to a point in the center of Rich Creek, from which a 1/2" iron rod found for reference bears North 50°19'58" East at a distance of 37.62 feet;

THENCE Northerly with the meanders of said creek, 17 calls, as follows:

North 15°35'17" East, for a distance of 38.23;

North 12°51'10" West, for a distance of 88.79;

North 31°02'45" West, for a distance of 55.49;
North 09°46'32" West, for a distance of 47.62;
North 39°32'09" West, for a distance of 37.74;
North 01°41'30" West, for a distance of 35.40;
North 29°54'04" East, for a distance of 53.24;
North 07°30'32" East, for a distance of 68.39;
North 19°17'23" West, for a distance of 33.03;
North 76°06'01" West, for a distance of 59.19;
North 24°07'26" West, for a distance of 70.82;
North 26°00'21" East, for a distance of 44.79;
North 14°08'05" West, for a distance of 59.52;
North 31°33'08" West, for a distance of 53.04;
North 16°49'41" West, for a distance of 56.60;
North 04°38'22" East, for a distance of 58.65;

North 17°05'44" West, for a distance of 22.38 feet to a point in center of same, and being in the Anderson-Houston County line from which a 1/2" iron rod found for reference bears North 78°31'10" East at 22.49 feet;

THENCE North 78°31'10" East, with County line, for a distance of 453.63 feet to a 1/2" iron rod found at the Northwest corner of said 12.010 acre tract, and being at the same for the herein described tract, and being at in interior corner of the above referenced 31.15 acre tract;

THENCE South 53°48'22" East, for a distance of 853.68 feet back to the place of beginning and containing 12.00 acres of land.

Bearings are GRID and based on the State Plane Coordinate System of 1983 Texas Central Zone (4203) NAD 83.

See Plat of Survey prepared on even date.

I, Canyon Hamilton, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from an actual survey made on the ground under my supervision during the month of August, 2021.

GIVEN UNDER MY HAND AND SEAL, this the 16th day of August 2021.

Canyon Hamilton
Registered Professional
Land Surveyor No. 6807

