



Surveyor's Field Note Description
Charles Williams League, Abstract No. 59
Jefferson County, Texas
February 3, 2015

0.688 Acre Tract

BEING a 0.688 acre tract of land as situated in the Charles Williams League, Abstract No. 59, Jefferson County, Texas and being out of and a part of Tract 3, Block A of the Washington Place Final Plat as shown on a plat filed for record under Volume 14, Page 196 of the Jefferson County Map Records, and being all of a called 0.6885 acre tract as conveyed to Varitech Services, LTD by a General Warranty Deed with Vendor's Lien in Favor of Third Party dated April 6, 1998 and filed for record under Clerk's File No. 9811597 of the Jefferson County Official Public Records. Said 0.688 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found in the north right-of-way of Washington Boulevard (called 80-feet wide) for the southeast corner of the herein described tract and the southeast corner of said Varitech Services, LTD called 0.6885 acre tract, same being the southwest corner of a called 1.1154 acre tract as conveyed to W.T. Properties Joint Venture by a Special Warranty Deed with Vendor's Lien dated February 25, 1997 and filed for record under Clerk's File No. 9705961 of said Jefferson County Official Public Records and the southwest corner of Tract 8 of the Washington Place Amending Plat as filed for record under Volume 15, Page 151 of the Jefferson County Plat Records.

THENCE, North 88°50'52" West, a distance of 99.89 feet (Called North 88°43'20" West 100.00'), along the north right-of-way of said Washington Boulevard, the south line of said Varitech Services, LTD called 0.6885 acre tract, and the south line of said Tract 3, Block A of the Washington Place Final Plat, to a 5/8-inch iron rod with cap stamped "JAMA Group" set for the southwest corner of the herein described tract and the southwest corner of said Varitech Services, LTD called 0.6885 acre tract, same being the southeast corner of a called 0.6885 acre tract as conveyed to CIRCOR Energy Products, Inc. by a Special Warranty Deed dated April 1, 2008 and filed for record under Clerk's File No. 2008011726 of the Jefferson County Official Public Records, from which an "X" scribed in concrete found for the southwest corner of said Tract 3 and said CIRCOR Energy called 0.6885 acre tract bears North 88°50'52" West a distance of 99.89 feet;

THENCE, North 00°01'40" East, a distance of 300.22 feet (Called North 300.08'), along the east line of said CIRCOR Energy Partners called 0.6885 acre tract and the west line of said Varitech Services, LTD called 0.6885 acre tract, to a 1/2-inch iron rod found for the northwest corner of the same, the northwest corner of the herein described tract, and the northeast corner of said CIRCOR Energy Partners called 0.6885 acre tract, same being located in the north line of said Tract 3, Block A of the Washington Place Final Plat and the south line of a called 93.9374 acre tract as conveyed to Ricky Lightfoot by a General Warranty Deed dated December 28, 2001 and filed for record under Clerk's File No. 2002003797 of said Jefferson County Official Public Records;

THENCE, South 88°53'31" East, a distance of 99.64 feet (Called South 88°43'20" East 100.00'), along the south line of said Ricky Lightfoot called 93.9374 acre tract, the north line of said Tract 3, Block A of the Washington Place Final Plat, and the north line of said Varitech Services, LTD called 0.6885 acre tract, to a 5/8-inch iron rod found for the northeast corner of the herein described tract, the northwest corner of said W.T. Properties called 1.154 acre tract, and the northwest corner of said Tract 8 of the Washington Place Amending Plat;

THENCE, South 00°01'12" East, a distance of 300.30 feet (Called South 300.08'), along the east line of said Varitech Services, LTD called 0.6885 acre tract, the west line of said W.T. Properties called 1.154 acre tract, and the west line of said Tract 8 of the Washington Place Amending Plat, to the PLACE OF BEGINNING, CONTAINING 0.688 of an acre of land in Jefferson County, Texas.

Note: The bearings recited herein are based and/or rotated to a call of NORTH 88°43'20" WEST along the south line of said Raymond John Rice called 0.9988 acre tract as filed for record under Clerk's File No. 2004001567 of the Jefferson County Official Public Records.

Surveyed: January 19, 2015
Revised: February 3, 2015

TBPLS Firm # 10130400



Michael Kethan

