

CLEVELAND SURVEYING COMPANY, p.c.

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LEGAL DESCRIPTION **120.00 ACRE TRACT**

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 120.00 ACRES OF LAND SITUATED IN *LIBERTY COUNTY, TEXAS*, AND BEING OUT OF THE *E.B. JACKSON SURVEY, ABSTRACT No. 297* AND THE *JAMES HUMPHREYS SURVEY, ABSTRACT No. 212*; SAID TRACT BEING A PART OF THE E.B. JACKSON SUBDIVISION AS SHOWN ON THE MAP OR PLAT RECORDED IN VOLUME M, PAGE 615 OF THE LIBERTY COUNTY DEED RECORDS, (L.C.D.R.), DATED AUGUST 25, 1894 AND ALL OF A CERTAIN MOUNCE 75 ACRE TRACT AS DESCRIBED IN VOLUME 781, PAGE 787 L.C.D.R. AND BEING OUT OF A 809.6584 ACRE TRACT; SAID 120.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING at a 1/2 inch iron rod set in the east right-of-way of F.M. 1010, (aka Plum Grove Road), being eighty(80) feet in width, for the Northwest corner and **PLACE OF BEGINNING** of this tract and same being the Southwest corner of a Temple - Inland tract described in Volume 1253, Page 36 Official Public Records of Liberty County, (O.P.R.L.C.);

THENCE North 88 degrees 44 minutes 56 seconds East, a distance of 2763.07 feet along and with the south boundary line of the Temple - Inland tract to a 3/4 inch iron rod found for the Southeast corner of the Temple - Inland tract and same being the in east line of the E.B. Jackson Survey and the west line of the James Humphreys Survey, Abstract No. 212, for an angle point in the north line of this tract;

THENCE North 88 degrees 44 minutes 51 seconds East, a distance of 436.68 feet to a 3/4 inch iron pipe found for an interior corner of a Temple - Inland tract described in Volume 841, Page 438 L.C.D.R. and same being the Northeast corner of a Mounce 75 acre tract as described in Volume 781, Page 787 L.C.D.R. for the Northeast corner of this tract;

THENCE South 0 degrees 22 minutes 58 seconds West, a distance of 1971.10 feet with the west line of the Humphreys Survey and the east line of the Mounce 75 acre tract to a 5/8 inch iron rod set for the Southeast corner of this tract;

THENCE NORTH 89 DEGREES 13 MINUTES 35 SECONDS WEST, a distance of 2363.28 feet to a 5/8 inch iron rod set for an angle point;

THENCE NORTH 48 DEGREES 49 MINUTES 46 SECONDS WEST, a distance of 1775.44 feet to a 5/8 inch iron rod set in the east right-of-way of F.M. 1010 for the Southwest corner of this tract;