

STATE OF TEXAS)
COUNTY OF LIBERTY)

FIELD NOTES of a 1.996 acre tract of land situated in the David Minchey League, Abstract Number 85, Liberty County, Texas, and being the same 2.0 acres conveyed to Dustin Chess by Colleen Ann Rose in deed dated August 2, 2013, recorded at Clerk's File No. 2013011405 of the Official Public Records of Liberty County, Texas. This 1.996 acre tract of land is more particularly described by metes and bounds as follows, to-wit:

NOTE: BEARINGS ARE BASED ON DEED BEARINGS AND FOUND MONUMENTS IN THE EAST LINE OF SAID 2.0 ACRES. REFERENCE IS MADE TO PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION. ALL ½ INCH IRON RODS SET ARE MARKED WITH A PLASTIC CAP STAMPED "MCHANDLER5292".

BEGINNING at a ¾ inch iron rod found for the Southeast corner of this tract of land, the Southeast corner of said 2.0 acres, a Southwest corner of 244 acres called First Tract conveyed to Joseph Ronald Rose, et al by Lila Sue Rose Rodgers in deed dated September 11, 1996, recorded in Volume 1634 at Page 859 of the Official Public Records of Liberty County, Texas, and in the North right of way line of F. M. 563, 80 feet in width.

THENCE North 89°53'41" West with the South line of this tract of land, the South line of said 2.0 acres, and the North line F. M. 563 a distance of 270.09 feet to a ½ inch iron rod set for the Southwest corner of this tract of land, the Southwest corner of said 2.0 acres, a Southeast corner of said 244 acres, and in the North line of F.M. 563. From this corner a 3/8 inch iron rod found for the Southwest corner of said 244 acres in a curve in the North right of way line of F.M. 563 bears North 89°53'40" West 325.90 feet to a point of curvature of F.M. 563 and continues along a curve to the left having a central angle of 02°42'06", a radius of 2905.00 feet, an arc length of 136.98 feet, and a chord bearing and distance of South 88°45'16" West 136.97 feet.

THENCE North with the West line of this tract of land, the West line of said 2.0 acres, and an East line of said 244 acres a distance 321.76 feet to a ¾ inch iron rod found for the Northwest corner of this tract of land, the Northwest corner of said 2.0 acres, and an interior corner of said 244 acres.

THENCE South 89°58'02" East with the North line of this tract of land, the North line of said 2.0 acres, and a South line of said 244 acres a distance of 270.09 feet to a ¾ inch iron rod found for the Northeast corner of this tract of land, the Northeast corner of said 2.0 acres, and an interior corner of said 244 acres.

PAGE NO. 2 – 1.996 ACRES

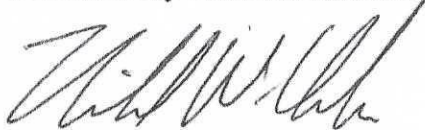
THENCE South with the East line of this tract of land, the East line of said 2.0 acres, and a West line of said 244 acres a distance of 322.10 feet to the PLACE OF BEGINNING, containing within said boundaries 1.996 acres of land, more or less.

SURVEYED: April 2020

SURVEYOR'S CERTIFICATE

I, Michael W. Chandler, Reg. Professional Land Surveyor Number 5292 do hereby certify that the foregoing field notes were prepared from an actual survey made on the ground by me on the date shown and that all lines, boundaries and landmarks are accurately described therein.

WITNESS my hand and seal at Mont Belvieu, Texas, this the 23rd., day of April, A.D., 2020.



REG. PROFESSIONAL LAND SURVEYOR
NO. 5292
4522NOTES

