

TRACT I
LEGAL DESCRIPTION 1.5017 ACRES
B. F. STRAWBRIDGE SURVEY, ABSTRACT NO. 714
LIBERTY COUNTY, TEXAS

A TRACT OR PARCEL CONTAINING 1.5017 ACRES (65,414 SQUARE FEET) OF LAND SITUATED IN THE B. F. STRAWBRIDGE SURVEY, ABSTRACT NO. 714, LIBERTY COUNTY, TEXAS, BEING OUT OF AND PART OF A CALLED 3.0 ACRE TRACT CONVEYED FROM THE HUNTER FAMILY 2003 REVOCABLE TRUST, BY AND THROUGH STEVEN HUNTER AND JEANNE M. HUNTER, CO TRUSTEES TO STEVEN HUNTER AND JEANNE M. HUNTER RECORDED IN CLERKS FILE NO. 2014020191 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 1.5017 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83:

BEGINNING AT A 5/8 INCH CAPPED IRON ROD FOUND IN THE WEST RIGHT OF WAY LINE OF PRIVATE ROAD 6028 (60 FOOT RIGHT OF WAY) FOR THE NORTHEAST CORNER OF THE SAMMY BAKER CALLED 2.0171 ACRE TRACT RECORDED IN VOLUME 1870, PAGE 219 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHEAST CORNER OF SAID CALLED 3.0 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 88 DEGREES 39 MINUTES 51 SECONDS WEST, ALONG THE NORTH LINE OF SAID SAMMY BAKER CALLED 2.0171 ACRE TRACT, A DISTANCE OF 332.42 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF A 1.5017 ACRE TRACT CALLED TRACT II SURVEYED THIS DAY, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 23 MINUTES 22 SECONDS WEST, OVER AND ACROSS SAID CALLED 3.0 ACRE TRACT, ALONG THE EAST LINE OF SAID 1.5017 ACRE TRACT CALLED TRACT II SURVEYED THIS DAY, A DISTANCE OF 196.88 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE SOUTH LINE OF THE JENNIFER BISSETT & JACK RICHARD CALLED 4.5 ACRE TRACT RECORDED IN CLERKS FILE NO. 2014009685 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, FOR THE NORTHEAST CORNER OF SAID 1.5017 ACRE TRACT CALLED TRACT II SURVEYED THIS DAY, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 41 MINUTES 10 SECONDS EAST, ALONG THE SOUTH LINE OF SAID JENNIFER BISSETT & JACK RICHARD CALLED 4.5 ACRE TRACT, A DISTANCE OF 332.42 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WEST RIGHT OF WAY LINE OF SAID PRIVATE ROAD 6028 FOR THE SOUTHEAST CORNER OF SAID JENNIFER BISSETT & JACK RICHARD CALLED 4.5 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF SAID CALLED 3.0 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 23 MINUTES 22 SECONDS EAST, ALONG THE WEST RIGHT OF WAY LINE OF SAID PRIVATE ROAD 6028, A DISTANCE OF 196.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.5017 ACRES OF LAND, MORE OR LESS.

SURVEYED: NOVEMBER 11, 2019
TIM WHITE, RPLS

JOB NO. 649-19 WLS
WELLS LAND SURVEY, LLC