

HUMBLE SURVEYING COMPANY

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TBPLS Firm No. 10114600

LEGAL DESCRIPTION

5.97 ACRE TRACT

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 5.97 ACRES SITUATED IN THE RICHARD GREEN SURVEY, ABSTRACT No. 197, LIBERTY COUNTY, TEXAS, AND BEING THE SAME CALLED 5.937 ACRE TRACT AS RECORDED IN LIBERTY COUNTY CLERK'S FILE No. 2015001953 OUT OF LOT 31 OF SPUR FOREST, SECTION 1 AS RECORDED IN VOLUME 8, PAGE 122, MAP RECORDS LIBERTY COUNTY, TEXAS; SAID 5.97 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING at a concrete monument found in the south line of a 4.29 acre tract, known as Drainage Reserve "C" of Encino Estates, Section 2 as recorded in Liberty County Clerk's File No. 2019008668 for the northwest corner of a 0.721 acre, 65-foot drainage easement as recorded in Liberty County Clerk's File No. 2017019811, same being the northwest corner of said Lot 31 and the northwest corner of this herein described tract;

THENCE North 89 degrees 17 minutes 51 seconds East, a distance of 542.25 feet (called North 89 degrees 27 minutes 57 seconds East, a distance of 542.85 feet) with the north line of said Lot 31, same being the south line of said Drainage Reserve "C", a called 187.39 acre tract as recorded in Liberty County Clerk's File No. 2008019721 and Lot 72, Lot 71 and Lot 70, Block 2 of Encino Estates, Section 1 as recorded in Liberty County Clerk's File No. 2017005597 to a point for the northeast corner of this herein described tract, from which a found 5/8 inch iron rod bears: North 01 degrees 43 minutes West, a distance of 0.6 feet;


THENCE South 01 degrees 43 minutes 15 seconds East, a distance of 475.82 feet (called South 01 degrees 39 minutes 29 seconds East, a distance of 476.13 feet) across said Lot 31, same being the west line of a called 1.989 acre tract as recorded in Liberty County Clerk's File No. 2017010698 to a point in the north margin of County Road No. 6501, also known as Spur Forest Drive (60 foot R.O.W.) for the southeast corner of this herein described tract, from which a found 3/8 inch iron rod bears: North 01 degrees 43 minutes 15 seconds West, a distance of 1.2 feet and a found 1/2 inch iron rod with cap bears: North 77 degrees 24 minutes West, a distance of 2.0 feet;

THENCE South 88 degrees 28 minutes 56 seconds West, a distance of 541.67 feet (called South 88 degrees 38 minutes 53 seconds West, a distance of 536.22 feet) with the north margin of said County Road No. 6501, same being the south line of said Lot 31 to a 3/8 inch iron rod found for the southwest corner of this herein described tract, from which a found 5/8 inch iron rod bears: North 79 degrees 40 minutes East, a distance of 6.2 feet;

THENCE North 01 degrees 46 minutes 46 seconds West, a distance of 483.54 feet (called North 01 degrees 37 minutes 50 seconds West, a distance of 484.78 feet) with the west line of said Lot 31, same being the east line of a called 100 acre tract as recorded in Liberty County Clerk's File No. 2011003324 to the **POINT OF BEGINNING** and containing 5.97 acres.

BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.

I hereby certify this metes and bounds is true and correct to the best of my knowledge, and belief, as surveyed on the ground, August 17, 2017 and September 25, 2020.



Louis W. Bergman, IV
R.P.L.S. No. 5815
20-321

