

METES & BOUNDS DESCRIPTION
27.498 ACRES
D.L. KOKERNOT SURVEY, ABSTRACT No.60
LIBERTY COUNTY, TEXAS

BEING a 27.498 acre tract of land situated in D.L. Kokernot Survey, Abstract No. 60, Liberty County, Texas and being all of that certain called 27.466 acre tract of land described in instrument to Oscar Venzor and Gerardo Saladana under Liberty County Clerk's File No.2004014726, same being out of that certain called Tract 1, an 917.887 acre tract described in Volume 1868 Page 450 of the Official Public Records of Liberty County, Texas (OPRLC), said 27.498 acre tract of land being more fully described by metes and bounds as follows with all bearings based on the Texas State Plane Coordinate System, Texas Central Zone, NAD83:

BEGINNING at a found 5/8 inch iron rod situated at a fence corner on the occupied and monumented Westerly Right of Way of County Road 604 (Frost Road 60 Ft. wide), marking the Northeast corner of the herein described tract, from which a found 1/2 inch iron rod for said 917.887 acre tract and the Northeast corner of said Kokernot Survey bears N12°53'56"W, a distance of 3,401.57 feet;

THENCE S12°53'56"E, along and with said C.R. 604 right of way along and said 917.887 acre tract a distance of 30.0 feet to a set 5/8 inch iron rod for the Northeast corner of a 41.3549 acre tract in instrument to Gerald and Laura Dufrene under Liberty County Clerk's File No. 2011015284 of the (OPRLC), being the Southeast corner of the herein described tract;

THENCE S76°53'55"W leaving the west line of C.R. 604 along and with the North line of said Dufrene tract at a distance of 4054.68 an angle point at the centerline of a 100' Canal Easement, being the most northerly Southwest corner of the herein described tract;

THENCE S76°16'46"W, along and with a fence line at a distance of 50 feet pass a Set 5/8 inch iron rod, continuing of a total distance of 940.70 feet to a set 5/8 inch iron rod for the Northwest corner of said Dufrene tract, same being the Southwest corner of the herein described tract, situated on a middle West line of said Tract 1 and the middle East line of a 865.884 acre tract described in instrument to F.P.L. Farming LTD. In Volume 1810, Page of the (OPRLC);

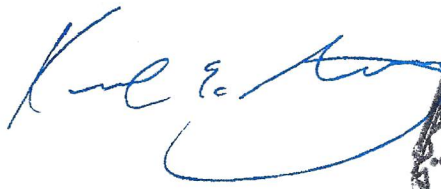
THENCE N08°40'23"W, along and with said Tract 1 and said 865.884 acre tract 799.07 feet, to a found 5/8 inch iron rod with cap marked "1665", being an common ell corner of said Tract 1 and the said 865.884 acre tract being the Northwest corner of the herein described tract of land, from which a found 5/8 inch iron bears S77°53'08"W 1,039.84 for a point of reference being an ell corner of said Tract1 and said 865.884 acre tract;

THENCE N77°02'51"E, along and with a fence at 886.85 feet pass a Found 5/8 inch iron rod with cap marked "H and H", continuing with the South line of a called 20 acre tract at a distance of 932.19 pass the center line of said Canal easement, continuing at a distance of 1221.92 pass a found 5/8 inch iron rod, a total distance of 1,345.99 feet for the most Northerly Northeast corner of the herein described tract;

THENCE S13°58'46"E 752.66 feet, with a fence and the West line of a called 15.027 acre tract in instrument to Carlos and Rafael Sandoval under Liberty County Clerk's File No.2007014306 to a Found 1/2 inch iron rod for the Southwest corner of said Sandoval tract and a interior ell corner of the herein described tract;

THENCE N76°54'21"E, along and with a wire fence, the South line of said Sandoval tract and a 10.018 acre tract described in instrument to Jose A. and Marie E. Giron under LCCF No. 2004017805, of the (OPRLC), 3576.21 feet, to the POINT OF BEGINNING.

CONTAINING a computed area of 27.498 acres of land within this metes and bounds description.



Kenneth E. Savoy, R.P.L.S. 5730

28 May, 2020