

TRACT I
LEGAL DESCRIPTION 3.0000 ACRES
D.J. HARRISON LEAGUE, ABSTRACT NO. 956
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 3.0000 ACRES (130,680 SQUARE FEET) OF LAND IN THE D. J. HARRISON LEAGUE, ABSTRACT NO. 956, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CALLED 10.000 ACRE TRACT CONVEYED FROM CHARLES HARVEY WAKEFIELD AND JENNIFER WAKEFIELD TO CHRIS TOBIAS RECORDED IN CLERK'S FILE NO. 2021-001325 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 3.0000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD FOUND AT THE CENTERLINE INTERSECTION OF COUNTY ROAD 2068 (40 FOOT RIGHT OF WAY, NORTH AND SOUTH) AND COUNTY ROAD 2068 (40 FOOT RIGHT OF WAY, EAST AND WEST) FOR AN INTERIOR CORNER OF THE LUCINDA DENNISON PARSONS CALLED 132 ACRE TRACT RECORDED IN VOLUME 1950, PAGE 409 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTHEAST CORNER OF SAID 10.000 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 45 MINUTES 04 SECONDS EAST, ALONG THE CENTERLINE OF SAID COUNTY ROAD 2068, THE WEST LINE OF SAID LUCINDA DENNISON PARSON CALLED 132 ACRES, THE EAST LINE OF SAID 10.000 ACRE TRACT, A DISTANCE OF 211.60 FEET TO THE NORTHEAST CORNER OF A 2.3335 ACRE TRACT SURVEYED THIS DAY (TRACT II), AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 19 MINUTES 23 SECONDS WEST, ACROSS SAID 10.000 ACRE TRACT, WITH THE NORTH LINE OF SAID 2.3335 ACRE TRACT SURVEYED THIS DAY (TRACT II), PASS AT 20.00 FEET A 5/8 INCH CAPPED IRON ROD SET FOR REFERENCE, IN ALL A DISTANCE OF 617.33 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE EAST LINE OF THE TAPS RANCH, LLC CALLED 541.183 ACRE TRACT RECORDED IN CLERK'S FILE NO. 2018-026553 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 56 MINUTES 29 SECONDS WEST, ALONG THE EAST LINE OF SAID TAPS RANCH, LLC CALLED 541.183 ACRE TRACT, THE WEST LINE OF SAID 10.000 ACRE TRACT, PASS AT 191.53 FEET A 60 D NAIL FOUND FOR REFERENCE, IN ALL A DISTANCE OF 211.53 FEET TO A POINT IN THE CENTERLINE OF SAID COUNTY ROAD 2068, AND BEING THE NORTHWEST CORNER OF SAID 10.000 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 86 DEGREES 19 MINUTES 00 SECONDS EAST, ALONG THE CENTERLINE OF SAID COUNTY ROAD 2068, WITH THE SOUTH LINE OF THE RESIDUE OF THE RESIDUE OF THE LUCINDA DENNISON PARSONS CALLED 132 ACRE TRACT AND THE NORTH LINE OF SAID 10.000 ACRE TRACT, A DISTANCE OF 618.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.0000 ACRES OF LAND, MORE OR LESS, THERE BEING 16,192 SQUARE FEET OF LAND IN THE RIGHT OF WAY LEAVING A NET AREA OF 2.6283 ACRES, MORE OR LESS.