



FUSELIER
SURVEYING + MAPPING

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(FIRM REG. #10194363)

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STATE OF TEXAS
COUNTY OF MONTGOMERY AND LIBERTY

FIELD NOTES:

By: Ryan J. Fuselier, RPLS

For: Phoebe Hubier

Reference Map: 22-TX-423

Date: 11/16/2022



Ryan J. Fuselier

TRACT-A:

BEING 27.10 ACRES OF LAND, SITUATED IN THE JAMES TAYLOR SURVEY, ABSTRACT NO. 553, AND WILLIAM WILLS SURVEY, ABSTRACT 977, LIBERTY COUNTY, TEXAS AND MONTGOMERY COUNTY, TEXAS, BEING DESCRIBED IN A DEED RECORDED IN VOLUME: 725, PAGE: 443 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE **POINT OF BEGINNING** BEING A HALF-INCH IRON ROD FOR THE NORTHWEST CORNER OF A CALLED 23.59 ACRE TRACT DESCRIBED IN METES AND BOUNDS RECORDED IN VOLUME: 742, PAGE: 67 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS, FROM WHICH A ONE-INCH IRON PIPE FOR THE SOUTHEAST CORNER OF THE CALLED 0.8938 ACRE TRACT OF LAND DESCRIBED AND RECORDED WITHIN INSTRUMENT NO. 2021048559 OF LIBERTY COUNTY BEARS NORTH 86° 48' 00" EAST, A DISTANCE OF 189.21 FEET.

THENCE, SOUTH 5° 23' 26" EAST, A DISTANCE OF 383.21 FEET TO A SET FIVE-EIGHT INCH IRON ROD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND HALF-INCH IRON ROD FOR THE SOUTHWEST CORNER OF SAID 23.59 ACRE TRACT BEARS SOUTH 5° 23' 26" EAST, A DISTANCE OF 723.13 FEET;

THENCE, SOUTH 85° 17' 21" WEST, PASSING A FOUND QUARTER-INCH IRON PIPE AT A DISTANCE OF 59.44 FEET, ALSO PASSING A FOUND FIVE-EIGHT INCH IRON ROAD WITH CAP AT A DISTANCE OF 1,376.13 FEET, CONTINUE FOR A TOTAL DISTANCE OF 1,928.26 FEET TO A FOUND THREE-WIGHT INCH IRON ROD FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 3° 22' 51" WEST, A DISTANCE OF 432.15 FEET TO A FOUND ONE-INCH IRON PIPE;

THENCE, NORTH 3° 28' 06" WEST, A DISTANCE OF 204.60 FEET TO A FOUND HALF-INCH IRON ROD STAMPED TPS 100834-00 IN THE NORTHERN LINE OF THE JAMES TAYLOR SURVEY ABSTRACT 553 FOR THE NORTHWEST CORNER OF THE HERIN DESCRIBED TRACT;



THENCE ALONG SAID SURVEY LINE, NORTH 86° 48' 39" EAST, A DISTANCE OF 220.30 FEET TO A FOUND HALF-INCH IRON ROD;

THENCE, NORTH 86° 24' 57" EAST, A DISTANCE OF 1,148.82 FEET TO A FOUND HALF-INCH IRON ROD;

THENCE, NORTH 87° 17' 51" EAST, A DISTANCE OF 544.78 FEET TO A MAG IN ASHALT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND NORTHWEST CORNER OF SAID 0.8938 ACRE TRACT;

THENCE, SOUTH 3° 35' 36" EAST, A DISTANCE OF 205.91 FEET FOR THE **POINT OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINING 27.10 ACRES OF LAND.

ALL BEARINGS ARE BASED ON GRID NORTH.