

**DESCRIPTION OF A TRACT OF LAND CONTAINING
4.0000 ACRES (174,240 SQUARE FEET) SITUATED
IN THE I.&G.N. R.R. COMPANY SURVEY, ABSTRACT NO. 295
LIBERTY COUNTY, TEXAS**

Being a tract of land containing 4.0000 acres (174,240 square feet), situated in the I. & G.N. R.R. Company Survey, Abstract No. 295, Liberty County, Texas, being a part of a called 82.805 acre tract conveyed unto M.R. Scott as recorded by deed in Volume 318, Page 141, of the Official Public Records of Liberty County, Texas, being all of a tract of land conveyed unto Eddie Gene Long and Jewel P. Long by deed recorded in Volume 781, Page 268 of the Deed Records of Liberty County, Texas. Said 4.0000-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point in the east line of State Highway 321, (variable width) said point also being the northwest corner of said called 82.805 acre tract;

THENCE South 00°43'30" West, along the east line of said State Highway 321, a distance of 712.00 feet to the intersection of the east line of said State Highway 321 and the centerline of County Road 2344 (60 feet wide);

THENCE North 88°50'33" East, along the centerline of said County Road 2344, a distance of 582.24 feet to a point in the centerline of said County Road 2344 for the POINT OF BEGINNING and the northwest corner of the said tract herein described, said point also being the northeast corner of a tract of land conveyed unto Daniel Garcia as recorded in Clerk's File No. 2018019632, of the Official Public Records of Liberty County, Texas;

THENCE South 00°40'24" West, along the west line of said Daniel Garcia Tract, a passing at 30.00 feet a 1-inch iron pipe found in the south right-of-way line of said County Road 2344 and continuing a total distance of 815.96 feet to a 1/2-inch iron rod set with a cap marked "SURVEY 1" for the southwest corner of the said tract herein described, said point also being the southeast corner of a tract of land conveyed unto L.V. Labuff as recorded in Volume 802, Page 437 of the Deed Records of Liberty County, Texas, and in the north line of a tract of land conveyed unto Fred O. Ellison Life Estate, as recorded by Volume 1447, Page 516, both of the Official Public Records of Liberty County, Texas;

THENCE North 88°50'33" East, along the north line of said Fred O. Ellison Life Estate tract a distance of 213.65 feet to a 1/2-inch iron rod set with a cap marked "SURVEY 1" for the southeast corner of the said tract herein described, said point also being the southwest corner of a tract of land conveyed unto Gamaliel Ruiz as recorded by Clerk's File No. 2005017938, of the Official Public Records of Liberty County, Texas;

THENCE North 00°40'24" East, along the east line of said Gamaliel Ruiz Tract, a passing at 785.96 feet a 1-inch iron pipe found for reference and continuing a total distance of 815.96 feet to a point in the centerline of said County Road 2344 for the northwest corner of the said tract herein described

THENCE South 88°50'33" West, along the centerline of said County Road 2344, a distance of 213.65 feet to the POINT OF BEGINNING and containing 4.0000 acres (174,240 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated October 16, 2019, job number 10-78014-19.




 **Survey 1, Inc.**
Your Land Survey Company

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