

WASHBURN & COMPANY

Land Surveyors
P.O. Box 460
Cleveland, Texas

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April 10, 2023

METES AND BOUNDS DESCRIPTION
8.8545 ACRES OF LAND
VICTOR BLANCHET, ABSTRACT No. 142
LIBERTY COUNTY, TEXAS

BEING 8.8545 acres of land, situated in the Victor Blanchet Survey, A-142, Liberty County and being all of that estimated 8.1254 acre tract and a portion of that certain called thirty-five (35) foot wide private road easement described in instrument to Aspect Energy LLC in LCCF# 2018002540 of the Official Public Records of Liberty County and also being further described in Volume 1387, Page 1 of the Official Public Records of Liberty County and being referred to as "Tract No. 5-A" as shown on plat in said Volume and Page, with all bearings based on Texas State Plane Coordinate System, Texas Central Zone NAD83;

BEGINNING at a 5/8 inch iron rod found situated in the apparent, occupied, and monumented West right-of-way line of a certain called 2.6665 acre tract described as a thirty-five foot (35') right-of-way easement in Volume 1387, Page 1 in the Official Public Records of Liberty County and the west margin of County Road 4019, being the northwest corner of herein described tract and **POINT OF BEGINNING**;

THENCE North 87°13'33" East, going across said County Road 4019 and said thirty-five foot right-of-way along and with the south line of certain called 8.3059 acre tract described in instrument to Russel C. Solis in volume 793, page 883 in the Official Public Records of Liberty County, at 44.42 feet passing a 3/4 inch iron pipe found being a point of reference for the northwest corner of herein described tract, at a distance of 771.95 feet passing a 5/8 inch iron rod found situated in the south line of said 8.3059 acre tract and continuing for a total distance of 883.86 feet to a 5/8 inch iron found situated in the west line of certain called 111.58 acre tract described in instrument to the Unites States of America in Volume 666, Page 56 in the Liberty County Deed Records and being the southeast corner of said 8.3059 acre tract and the northeast corner of herein described tract;

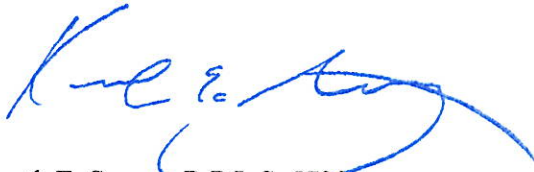
THENCE South 01°05'46" West 242.32 feet, along and with the west line of said 111.58 acre tract to a Brass Disk labeled "Corps of Engineers" found as a angle point in the west line of said 111.58 acre tract and the east line of herein described tract;

THENCE South 11°01'16" East 342.09 feet, along and with the west line of said 111.58 acre tract and at 184.27 feet, passing over a pipeline easement, a 5/8 inch iron rod found being the most northeasterly corner of certain called 0.603 acre tract described in instrument to Milus D. Hamilton & Diana F. Hamilton in Volume 1523, Page 33 in the Official Public Records of Liberty County and situated in the west line of said 111.58 acre tract and being the southeast corner of herein described tract;

THENCE North 75°52'14" West, at 148.32 feet crossing a pipeline easement along and with the northeast line of said 0.603 acre tract and the north line of certain called 1.219 acre tract out and apart of a 9.9303 acre tract described in instrument to Neva A. Wunsch in the Liberty County Clerks File No. 2015003200 in the Official Public Records of Liberty County, at a distance of 908.67 feet passing a 5/8

inch iron rod found situated in the north line of said 1.219 acre tract and in the west margin of said County Road 4019 and the west line of said thirty-five foot right-of-way easement and continuing across County Road 4019 for a total distance of 955.74 feet to a 5/8 inch iron rod found being the northwest corner of said 1.219 acre tract and the southwest corner of herein described tract;

THENCE North 03°13'28" East, along and with the west line of said thirty-five foot right-of-way and the west margin of County Road 4019, 302.52 feet to the **POINT OF BEGINNING** and containing 8.8525 acres of land, within this metes and bounds description, more or less.



Kenneth E. Savoy, R.P.L.S. 5730
10 April, 2023