

STATE OF TEXAS

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COUNTY OF MONTGOMERY
COUNTY OF LIBERTY

A TRACT OR PARCEL OF LAND CONTAINING 2.4882 ACRES, (108,385 SQUARE FEET), BEING OUT OF AND A PART OF LOT 13-A, SHADYDALE, A SUBDIVISION PARTLY IN MONTGOMERY COUNTY, TEXAS AND PARTLY IN LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 13, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, SAID 2.4882 ACRE TRACT OF LAND BEING THE CALLED SOUTH 2.5 ACRES OUT OF AND A PART OF THAT CERTAIN CALLED 3.72 ACRE TRACT OF LAND AS CONVEYED TO HOWARD MORGAN BURTON AND WIFE, ARTIE IRENE BURTON BY INSTRUMENT RECORDED IN VOLUME 585, PAGE 75, OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, SAID 2.4882 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: VOLUME 585, PAGE 75, OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS).

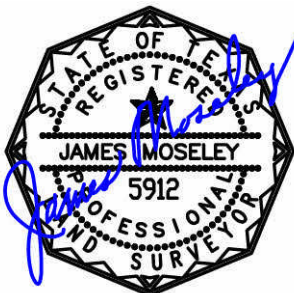
BEGINNING at a capped, (Precision Surveyors), iron rod set on the north line of May Road for the southeast corner of the remainder of that certain tract of land as conveyed to George W. May and Wife, Anna May by instrument recorded in Volume 568, Page 63, of the Deed Records of Liberty County, Texas, same being the southwest corner of said 3.72 Acre Tract, same being the southwest corner and the POINT OF BEGINNING of the herein described tract;

Thence, N 05°57'39" E, (Call N 05°53'00" E), along the common line of said 3.72 Acre Tract, same being the common line of the remainder of said May Tract, a distance of 525.16 feet to a ¾" iron pipe found for the southwest corner of that certain called 1.22 acre tract of land as conveyed to James L. May by instrument recorded in Document 2010001408 of the Official Public Records of Liberty County, Texas, same being the northwest corner of the herein described tract;

Thence, S 89°29'46" E, across said 3.72 Acre Tract, along the common line of said 1.22 Acre Tract, a distance of 210.07 feet to a ¾" iron pipe found on the common line of the remainder of said May Tract, same being the common line of said 3.72 Acre Tract, for the southeast corner of said 1.22 Acre Tract, same being the northeast corner of the herein described tract;

Thence, S 05°53'00" W, along the common line of said 3.72 Acre Tract, same being the common line of the remainder of said May Tract, a distance of 509.61 feet to a capped, (Precision Surveyors), iron rod set on the north line of May Road for the southwest corner of the remainder of said May Tract, same being the southeast corner of said 3.72 Acre Tract, same being the southeast corner of the herein described tract;

Thence, S 86°21'00" W, along the north line of May Road, same being the common line of said 3.72 Acre Tract, pass at a distance of 6.00 feet a concrete monument found on the common line of Liberty and Montgomery Counties, and continuing for a total distance of 212.80 feet to the POINT OF BEGINNING and containing 2.4882 acres or 108,385 square feet of land, more or less.



James E. Moseley
Registered Professional Land Surveyor,
No. 5912
Job No. 19-00298
January 21, 2019

See Drawing Attached