

LEGAL DESCRIPTION 1.0039 ACRES
A. M. DELAJARZA SURVEY, ABSTRACT NO. 63
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 1.0039 ACRES (43,731 SQUARE FEET) OF LAND, SITUATED IN THE A. M. DELAJARZA SURVEY, ABSTRACT NO. 63, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 17.662 ACRE TRACT CONVEYED TO TODD W. SLOAN IN PARTITION DEED RECORDED IN VOLUME 543, PAGE 312 OF THE DEED RECORDS OF LIBERTY COUNTY, BEING THAT SAME CALLED 1.000 ACRE TRACT CONVEYED FROM MARVIN EARL DARWIN AND VERA ANDREWS DARWIN TO KENNETH ESTEP AND LINDA ESTEP DESCRIBED IN VOLUME 1172, PAGE 640 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 1.0039 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83:

BEGINNING AT A 1/2 CAPPED IRON ROD FOUND IN THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 146 (120 FOOT RIGHT OF WAY) FOR THE SOUTHEAST CORNER OF THE KENNETH A. GRANT CALLED 27.2106 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2008-003048 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, BEING THE NORTHEAST CORNER OF SAID 17.662 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 06 DEGREES 59 MINUTES 01 SECONDS EAST, ALONG THE WEST RIGHT OF WAY LINE OF SAID STATE HIGHWAY 146, A DISTANCE OF 172.67 FEET TO A 1/2 INCH IRON PIPE FOUND FOR THE SOUTHERLY NORTHEAST CORNER OF THE KENNETH GRANT AND THERESA L. GRANT CALLED 5.00 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2020-006124 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 82 DEGREES 59 MINUTES 53 SECONDS WEST, ALONG THE SOUTHERLY EAST LINE OF SAID KENNETH GRANT AND THERESA L. GRANT CALLED 5.00 ACRE TRACT, A DISTANCE OF 152.89 FEET TO A 1/2 INCH IRON PIPE FOUND FOR AN INTERIOR CORNER OF SAID KENNETH GRANT AND THERESA L. GRANT CALLED 5.00 ACRE TRACT, AND BEING THE SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 06 DEGREES 47 MINUTES 54 SECONDS WEST, ALONG THE NORTHERLY EAST LINE OF SAID KENNETH GRANT AND THERESA L. GRANT CALLED 5.00 ACRE TRACT, A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHERLY NORTHEAST CORNER OF SAID KENNETH GRANT AND THERESA L. GRANT CALLED 5.00 ACRE TRACT AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 82 DEGREES 53 MINUTES 05 SECONDS WEST, ALONG THE NORTH LINE OF SAID KENNETH GRANT AND THERESA L. GRANT CALLED 5.00 ACRE TRACT, A DISTANCE OF 164.09 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF SAID KENNETH GRANT AND THERESA L. GRANT CALLED 5.00 ACRE TRACT, AND BEING THE WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 06 DEGREES 38 MINUTES 20 SECONDS WEST, ALONG THE NORTHERLY WEST LINE OF SAID KENNETH GRANT AND THERESA L. GRANT CALLED 5.00 ACRE TRACT, A DISTANCE OF 105.90 FEET TO A POINT IN THE SOUTH LINE OF THE KENNETH A. GRANT CALLED 27.2106 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2008-003048 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND BEARS, SOUTH 39 DEGREES 59 MINUTES WEST, 1.65 FEET;

THENCE NORTH 88 DEGREES 25 MINUTES 46 SECONDS EAST, ALONG THE NORTH LINE OF SAID 17.662 ACRE TRACT, WITH THE SOUTH LINE OF SAID KENNETH A. GRANT CALLED 27.2106 ACRE TRACT, A DISTANCE OF 164.56 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR AN ANGLE POINT IN THE NORTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 29 MINUTES 39 SECONDS EAST, CONTINUING ALONG THE NORTH LINE OF SAID 17.662 ACRE TRACT, WITH THE SOUTH LINE OF SAID KENNETH A. GRANT CALLED 27.2106 ACRE TRACT, A DISTANCE OF 153.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.0039 ACRES OF LAND, MORE OR LESS.

SURVEYED: DECEMBER 01, 2023
TIM WELLS WHITE, RPLS 5742

WLS JOB NO. 674-23
WELLS LAND SURVEY, LLC