

**DESCRIPTION OF A TRACT OF LAND CONTAINING  
3.013 ACRES (131,255 SQUARE FEET) SITUATED  
IN THE JAMES KNIGHT LEAGUE, ABSTRACT 58  
LIBERTY COUNTY, TEXAS**

Being a tract of land containing 3.013 acres (131,255 square feet), situated in the James Knight League, Abstract 58, Liberty County, Texas, being all of a tract of land conveyed by deed unto Jorge Ibarra and Maria Rocio Sanchez in County Clerk's File No. 2012011339 of the Official Public Records of Liberty County, Texas and being out of a called 57.200 acre tract of land as recorded in Volume 1679, Page 313 of the Deed Records of Liberty County, Texas. Said 3.013-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/8-inch iron rod in the east right-of-way line of State Highway 146 North (variable width) said point marking the southwest corner of a tract of land conveyed unto Edward M. Brock and Deborah A. Brock in County Clerk's File No. 2013019056 of the Official Public Records of Liberty County, Texas, and for the northwest corner of the said tract herein described;

THENCE North 88°29'19" East, a distance of 432.23 feet to the northeast corner of the said tract herein described (from which an 8-inch wood post bears South 49°11' West – 1.9 feet);

THENCE South 00°43'32" East, a distance of 308.52 feet to a found 1/2-inch iron rod for the southeast corner of the said tract herein described;

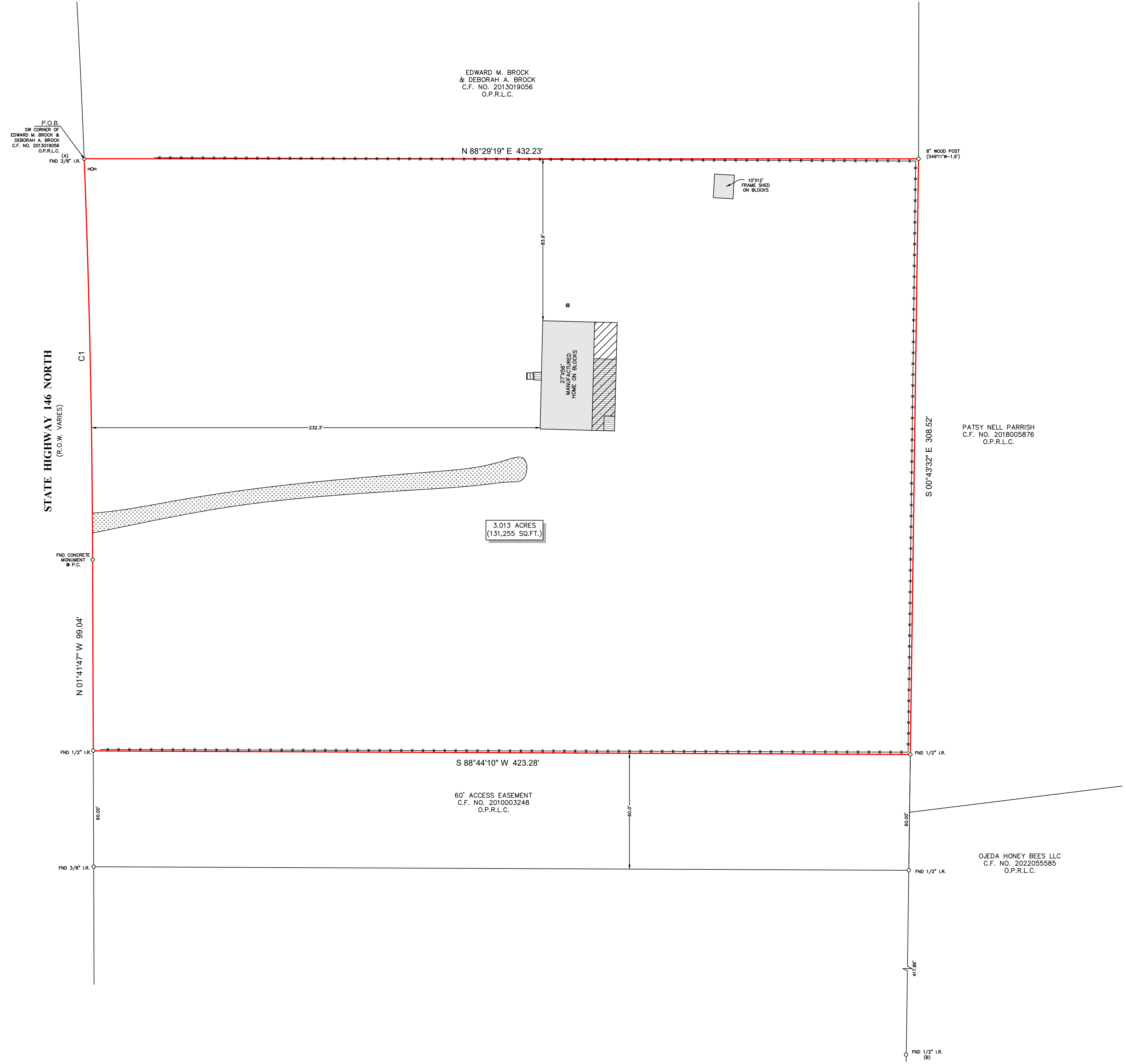
THENCE South 88°44'10" West, a distance of 423.28 feet to a found 1/2-inch iron rod in the east right-of-way line of said State Highway 146 North for the southwest corner of the said tract herein described;

THENCE North 01°41'47" West, along the said east right-of-way line, a distance of 99.04 feet to a found concrete monument for a point of curvature in said east right-of-way line and being in the west line of the said tract herein described;

THENCE continuing in a northerly direction, along the said east right-of-way line, with a curve to the left, having a radius of 5,779.58 feet, a distance of 207.69 feet, having a chord bearing of North 02°43'33" West, a chord distance of 207.67 feet to the POINT OF BEGINNING and containing 3.013 acres (131,255 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 Oct. 9, 2023, job number 10-128453-23.*





- NOTES:
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO JORGE (BARRA AND MARIA RODRIGUEZ) IN COUNTY CLERK'S FILE NO. 202011339 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS. POINTS (1) AND (2) WERE HELD FOR HORIZONTAL CONTROL.
  - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
  - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
  - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
  - 27' WIDE EASEMENT GRANTED TO SAN HOUSTON ELECTRIC COOPERATIVE AS RECORDED UNDER C.F. NO. 2019006234 OF THE OFFICIAL RECORDS OF LIBERTY COUNTY, (NOT LOCATABLE BY DEED).

LEGEND

	COVERED AREA		GRAVEL
	WOOD DECK		STEPS
	FENCE		POWER POLE
	WIRE		ELECTRIC METER

TITLE COMPANY:  
**GREAT AMERICAN TITLE COMPANY**

CANDACE CARMONA 281-359-6600

G.F. # 2148408 ISSUE DATE: SEP. 29, 2023

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 3.013 ACRES (131,255 SQUARE FEET) SITUATED IN THE JAMES KNIGHT LEAGUE, ABSTRACT 58, LIBERTY COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: ROSLYN HOPKINS  
ADDRESS: 16818 HIGHWAY 146 NORTH  
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survey1@survey1inc.com

FIELD CREW: LG SF  
TECH: SF  
DRAFTER: MC SF  
DATE: OCT. 9, 2023  
JOB# 10-128453-23

Survey 1, Inc.  
Your Land Survey Company  
Firm Registration No. 100758-00  
P.O. Box 2543 | Aledo, TX 77512 | (201)353-1382