

LEGAL DESCRIPTION 46.7019 ACRES
A. H. BOOTH SURVEY, ABSTRACT NO. 143
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 46.7019 ACRES (2,304,333 SQUARE FEET) OF LAND, SITUATED IN THE A. H. BOOTH SURVEY, ABSTRACT NO. 143, LIBERTY COUNTY, TEXAS, BEING THE RESIDUE OF A CALLED 126 ACRE TRACT CONVEYED FROM W. D. TARKINGTON AND MRS. NORA TARKINGTON TO W. L. WHITE AND MRS. ESTER WHITE DESCRIBED IN VOLUME 115, PAGE 190 OF THE DEED RECORDS OF LIBERTY COUNTY, BEING THAT SAME TRACT 1, CALLED 126.2 ACRES CONVEYED FROM THOMAS W. WHITE TO J. C. ZBRANEK DESCRIBED IN VOLUME 725, PAGE 762 OF THE DEED RECORDS OF LIBERTY COUNTY, SAID 46.7019 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 INCH CAPPED IRON ROD FOUND IN THE EAST LINE OF SAID A. H. BOOTH SURVEY, THE EAST LINE OF SAID 126 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE COASTAL WATER AUTHORITY CALLED 16.176 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2010-008009 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, THE SOUTHWEST CORNER OF THE COASTAL WATER AUTHORITY CALLED 27.63 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2010-001660 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, THE NORTHWEST CORNER OF THE TOUR PARTNERS, LTD CALLED 1107.52 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2015-012205 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 15 MINUTES 12 SECONDS EAST, ALONG THE EAST LINE OF SAID A. H. BOOTH SURVEY, THE EAST LINE OF SAID 126 ACRE TRACT, WITH THE WEST LINE OF SAID TOUR PARTNERS, LTD CALLED 1107.52 ACRE TRACT, PASS AT 1497.44 FEET A 1/2 CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A 50 FOOT RIGHT OF WAY EASEMENT, IN ALL A DISTANCE OF 1822.06 FEET TO AN AXLE FOUND FOR THE SOUTHWEST CORNER OF SAID TOUR PARTNERS, LTD CALLED 1107.52 ACRE TRACT, THE NORTHWEST CORNER OF THE CHARLENE SADLER CALLED 5.2571 ACRE TRACT DESCRIBED IN VOLUME 1918, PAGE 105 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING AN ANGLE POINT IN THE EAST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 03 MINUTES 41 SECONDS EAST, CONTINUING ALONG THE EAST LINE OF SAID A. H. BOOTH SURVEY, AND THE EAST LINE OF SAID 126 ACRE TRACT, WITH THE WEST LINE OF SAID CHARLENE SADLER CALLED 5.2571 ACRE TRACT, THE WEST LINE OF THE CARL DURDIN AND BRIDGETTE DURDIN CALLED 144.427 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2011-005181 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, A DISTANCE OF 514.75 FEET TO A "T" IRON FOR FENCE CORNER, FOR THE NORTHEAST CORNER OF THE RODOLFO GARZA AND MIROSLAVA GARZA CALLED 6.64 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2020-028545 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHEAST CORNER OF SAID 126 ACRE TRACT, THE SOUTHEAST CORNER OF SAID A. H. BOOTH SURVEY AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 44 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 126 ACRE TRACT, WITH THE NORTH LINE OF THE RODOLFO GARZA AND MIROSLAVA

GARZA CALLED 6.64 ACRE TRACT, A DISTANCE OF 1430.75 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE KYLE RAY BRIGHTWELL CALLED 5.08 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2013-011237 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 09 MINUTES 54 SECONDS WEST, ACROSS SAID 126 ACRE TRACT, WITH THE EAST LINE OF SAID KYLE RAY BRIGHTWELL CALLED 5.08 ACRE TRACT, A DISTANCE OF 556.19 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE RODNEY BARNHART AND DONNA S. BARNHART CALLED 5.002 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2013-004069 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 86 DEGREES 42 MINUTES 33 SECONDS EAST, ACROSS SAID 126 ACRE TRACT, WITH THE SOUTH LINE OF SAID RODNEY BARNHART AND DONNA S. BARNHART CALLED 5.002 ACRE TRACT, A DISTANCE OF 780.32 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID RODNEY BARNHART AND DONNA S. BARNHART CALLED 5.002 ACRE TRACT, AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02 DEGREES 38 MINUTES 51 SECONDS WEST, ACROSS SAID 126 ACRE TRACT, WITH THE EAST LINE OF SAID RODNEY BARNHART AND DONNA S. BARNHART CALLED 5.002 ACRE TRACT, A DISTANCE OF 279.61 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID RODNEY BARNHART AND DONNA S. BARNHART CALLED 5.002 ACRE TRACT, AN INTERIOR CORNER OF A 60 FOOT PUBLIC ROAD EASEMENT AS DESCRIBED IN VOLUME 776, PAGE 440 OF THE DEED RECORDS OF LIBERTY COUNTY, AND BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 40 MINUTES 13 SECONDS WEST, ACROSS SAID 126 ACRE TRACT, WITH THE NORTH LINE OF SAID RODNEY BARNHART AND DONNA S. BARNHART CALLED 5.002 ACRE TRACT, THE NORTH LINE OF SAID KYLE RAY BRIGHTWELL CALLED 5.08 ACRE TRACT, AND THE SOUTH LINE OF SAID 60 FOOT PUBLIC ROAD EASEMENT, A DISTANCE OF 1370.14 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET IN THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 321 (120 FOOT RIGHT OF WAY) FOR THE NORTHWEST CORNER OF SAID KYLE RAY BRIGHTWELL CALLED 5.08 ACRE TRACT, AND BEING THE WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE IN A NORTHWESTERLY DIRECTION, ACROSS SAID 126 ACRE TRACT, WITH THE EAST RIGHT OF WAY LINE OF SAID STATE HIGHWAY 321, WITH A CURVE TO THE LEFT WHICH HAS A RADIUS OF 5784.58 FEET, AN INTERIOR ANGLE OF 00 DEGREES 35 MINUTES 48 SECONDS, AN ARC LENGTH OF 60.25 FEET, AND A CHORD BEARING OF NORTH 09 DEGREES 26 MINUTES 54 SECONDS WEST, 60.25 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE RODNEY L. BARNHART AND DONNA S. BARNHART CALLED 17.1061 ACRE TRACT DESCRIBED IN VOLUME 1874, PAGE 284 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 86 DEGREES 39 MINUTES 59 SECONDS EAST, ACROSS SAID 126 ACRE TRACT, WITH THE SOUTH LINE OF SAID RODNEY L. BARNHART AND DONNA S. BARNHART