



# TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
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FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION**  
**7.846 ACRES**  
**IN THE JESSE DEVORE LEAGUE, ABSTRACT NUMBER 23**  
**LIBERTY COUNTY, TEXAS**

BEING a 7.846 acre tract of land situated in the Jesse Devore League, Abstract Number 23, Liberty County, Texas, being all of that same called 8 acre tract described in instrument to Thornberry Oilfield Service, Inc., recorded in Volume 949, Page 562, of the Deed Records of Liberty County, Texas (D.R.L.C.T.), said 7.846 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a 2 inch iron pipe found for the northerly common east corner of said 8 acre tract and that certain called 2 acre tract described as "1<sup>st</sup> tract", now or formerly, described in instrument to G.C. Mettaur, recorded in Volume 86, Page 276, D.R.L.C.T., being the northeasterly corner of the herein described 7.846 acre tract, said **POINT OF BEGINNING** having a Texas State Plane value of **N: 10,044,477.93, E: 4,095,432.21**, Central Zone, (4203), grid measurements;

THENCE with the common line between said 8 acre tract and said 2 acre tract, the following two (2) courses and distances:

1. South 31°39'41" East, 166.20 feet, to a 1-1/2 inch iron rod found for corner;
2. South 12°46'43" East, at a distance of 111.76 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the northerly margin of said County Road 2018, at a distance of 171.76 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the southerly margin of said County Road 2018, in all, a total distance of 192.57 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common easterly corner of said 8 acre tract and that certain tract shown to be owned by Gardner Janet Ann (Gardner tract) per Liberty County Appraisal District Identification Number (L.C.A.D. Id. No.) 11764, being the southeasterly corner of the herein described 7.846 acre tract, from which a 1/2 inch iron pipe found for reference bears, South 12°46'43" East, 128.87 feet;

THENCE South 77°19'39" West, with the common line between said 8 acre tract and said Gardner tract, at a distance of 92.74 feet, pass a fence corner post found for reference, thence generally with a fence line, at a distance of 650.31 feet, pass a fence corner post found for reference, in all, a total distance of 904.50 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly line of that certain tract per L.C.A.D. Id. No. 11792 (11792 tract) for the common westerly corner of said 8 acre tract and said Gardner tract, being the southwesterly corner of the herein described 7.846 acre tract, from which a 1/2 inch iron rod (bent) found for reference bears, South 12°51'55" East, 131.54 feet;

THENCE North 12°51'55" West, with the common line between said 8 acre tract and said 11792 tract, at a distance of 25.03 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the southerly margin of said County Road 2018, at a distance of 85.03 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the northerly margin of said County Road 2018, thence, with the easterly line of said 11792 tract and that certain called 1 2/10 acre tract described as "2<sup>nd</sup> tract", now or formerly, described in instrument to G.C. Mettaur, recorded in Volume 86, Page 276, D.R.L.C.T., common to the westerly line of said 8 acre tract, in all, a total distance of 299.14 feet, to a 3 inch iron pipe found for the common easterly corner of said 8 acre tract and said 1 2/10 acre tract, being an interior corner of the herein described 7.846 acre tract;

THENCE South 77°17'37" West, 87.00 feet, with the common line between said 8 acre tract and said 1 2/10 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the common southerly corner of said 8 acre tract and that certain tract shown to be owned by Perry William Jason, Sr. (Perry tract) per L.C.A.D. Id. No. 11798, being a northwesterly corner of the herein described 7.846 acre tract;

THENCE North 12°42'23" West, 104.30 feet, with the common line between said 8 acre tract and said Perry tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southerly line of said 2 acre tract, for the common northerly corner of said 8 acre tract and said Perry tract, being a northwesterly corner of the herein described 7.846 acre tract, from which a 1/2 inch iron rod (corroded) found for reference bears, South 80°36'07" West, 31.78 feet;

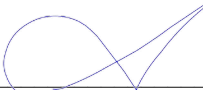
THENCE North 80°36'07" East, 939.67 feet, with the common line between said 8 acre tract and said 2 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 7.846 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on December 13, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 35340.

All coordinates, bearings, and distances are referenced to the Texas Coordinate System of 1983 (2011 Adjustment), Central Zone (TXC-4203), U.S. Survey Feet, and are based on GPS Observations made by Texas Professional Surveying, LLC.

December 13, 2023  
Date



  
Thomas A. McIntyre  
R.P.L.S. No. 6921