

LEGAL DESCRIPTION 1.7820 ACRES
JOHN DORSETT SURVEY, ABSTRACT NO. 172
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 1.7820 ACRES (77,623 SQUARE FEET) SITUATED IN THE JOHN DORSETT SURVEY, ABSTRACT NO. 172, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF TRACT ONE, CALLED 1.725 ACRES AND OUT OF AND A PART OF TRACT TWO, CALLED 2.081 ACRES CONVEYED FROM KENNETH C. COLLIER AND ELLIS C. COLLIER TO RODOLFO ZEPEDA DESCRIBED IN CLERK'S FILE NO. 2015-008261 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 1.7820 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

COMMENCING AT A 1 INCH IRON PIPE FOUND IN THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 401 (60 FOOT RIGHT OF WAY) FOR THE SOUTHEAST CORNER OF THE WILEY TROUSDALE CALLED 17.75 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2015-003159 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY;

THENCE NORTH 03 DEGREES 34 MINUTES 56 SECONDS WEST, ALONG THE EAST LINE OF SAID WILEY TROUSDALE CALLED 17.75 ACRE TRACT, A DISTANCE OF 388.95 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE RICHARD HENRY JENSEN AND CYNTHIA DIANNE JENSEN CALLED 1.725 ACRE TRACT DESCRIBED IN VOLUME 1950, PAGE 515 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, BEING THE SOUTHWEST CORNER OF SAID TRACT ONE, CALLED 1.725 ACRES, AND THE SOUTHWEST CORNER OF A 1.7819 ACRE TRACT SURVEYED THIS DAY;

THENCE NORTH 03 DEGREES 34 MINUTES 56 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID WILEY TROUSDALE CALLED 17.75 ACRE TRACT, WITH THE WEST LINE OF SAID TRACT ONE, CALLED 1.725 ACRES AND SAID 1.7819 ACRE TRACT SURVEYED THIS DAY, A DISTANCE OF 203.93 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET, FOR THE NORTHWEST CORNER OF SAID 1.7819 ACRE TRACT SURVEYED THIS DAY, AND BEING THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 34 MINUTES 56 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID WILEY TROUSDALE CALLED 17.75 ACRE TRACT, WITH THE WEST LINE OF SAID TRACT ONE, CALLED 1.725 ACRES, A DISTANCE OF 185.02 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR THE SOUTHWEST CORNER OF THE DUSTIN PAUL MANESS TRACT DESCRIBED IN CLERK'S FILE NO. 2022-036663 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 3/4 INCH BENT IRON PIPE FOUND BEARS SOUTH 27 DEGREES 35 MINUTES EAST, 2.06 FEET;

THENCE SOUTH 89 DEGREES 13 MINUTES 30 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT ONE, CALLED 1.725 ACRES AND SAID TRACT TWO, CALLED 2.081 ACRES, WITH THE SOUTH LINE OF SAID DUSTIN PAUL MANESS TRACT, A DISTANCE OF 437.23 FEET TO A

5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET IN THE WEST RIGHT OF WAY LINE OF LAURA LANE (40 FOOT RIGHT OF WAY, PER VOLUME 542, PAGE 184 DEED RECORDS LIBERTY COUNTY) AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 06 DEGREES 37 MINUTES 04 SECONDS WEST, ACROSS SAID TRACT TWO, CALLED 2.081 ACRES, WITH THE WEST RIGHT OF WAY LINE OF SAID LAURA LANE, A DISTANCE OF 185.45 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR THE NORTHEAST CORNER OF SAID 1.7819 ACRE TRACT SURVEYED THIS DAY AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 13 MINUTES 30 SECONDS WEST, ACROSS SAID TRACT TWO, CALLED 2.081 ACRES, AND SAID TRACT ONE, CALLED 1.725 ACRES, WITH THE NORTH LINE OF SAID 1.7819 ACRE TRACT SURVEYED THIS DAY, A DISTANCE OF 404.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.7820 ACRES OF LAND, MORE OR LESS.

SURVEYED MARCH 07, 2024
TIM WELLS WHITE, RPLS 5742

WLS JOB NO. 093-24
WELLS LAND SURVEY, LLC

LEGAL DESCRIPTION 1.7819 ACRES
JOHN DORSETT SURVEY, ABSTRACT NO. 172
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 1.7819 ACRES (77,620 SQUARE FEET) SITUATED IN THE JOHN DORSETT SURVEY, ABSTRACT NO. 172, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF TRACT ONE, CALLED 1.725 ACRES AND OUT OF AND A PART OF TRACT TWO, CALLED 2.081 ACRES CONVEYED FROM KENNETH C. COLLIER AND ELLIS C. COLLIER TO RODOLFO ZEPEDA DESCRIBED IN CLERK'S FILE NO. 2015-008261 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 1.7819 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83:

COMMENCING AT A 1 INCH IRON PIPE FOUND IN THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 401 (60 FOOT RIGHT OF WAY) FOR THE SOUTHEAST CORNER OF THE WILEY TROUSDALE CALLED 17.75 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2015-003159 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY;

THENCE NORTH 03 DEGREES 34 MINUTES 56 SECONDS WEST, ALONG THE EAST LINE OF SAID WILEY TROUSDALE CALLED 17.75 ACRE TRACT, A DISTANCE OF 388.95 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE RICHARD HENRY JENSEN AND CYNTHIA DIANNE JENSEN CALLED 1.725 ACRE TRACT DESCRIBED IN VOLUME 1950, PAGE 515 THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, BEING THE SOUTHWEST CORNER OF SAID TRACT ONE, CALLED 1.725 ACRES, THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING;

THENCE NORTH 03 DEGREES 34 MINUTES 56 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID WILEY TROUSDALE CALLED 17.75 ACRE TRACT, WITH THE WEST LINE OF SAID TRACT ONE, CALLED 1.725 ACRES, A DISTANCE OF 203.93 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR THE SOUTHWEST CORNER OF A 1.7820 ACRE TRACT SURVEYED THIS DAY, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 13 MINUTES 30 SECONDS EAST, ACROSS SAID TRACT ONE, CALLED 1.725 ACRES AND SAID TRACT TWO, CALLED 2.081 ACRES, WITH THE SOUTH LINE OF SAID 1.7820 ACRE TRACT SURVEYED THIS DAY, A DISTANCE OF 404.30 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET IN THE WEST RIGHT OF WAY LINE OF LAURA LANE (40 FOOT RIGHT OF WAY, PER VOLUME 542, PAGE 184, DEED RECORDS LIBERTY COUNTY) FOR THE SOUTHEAST CORNER OF SAID 1.7820 ACRE TRACT SURVEYED THIS DAY AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 06 DEGREES 37 MINUTES 04 SECONDS WEST, ACROSS SAID TRACT TWO, CALLED 2.081 ACRES, ALONG THE WEST RIGHT OF WAY LINE OF SAID LAURA LANE, A

DISTANCE OF 72.34 FEET TO A MAG NAIL SET FOR AN ANGLE POINT IN THE EAST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 20 MINUTES 04 SECONDS WEST, CONTINUING ACROSS SAID TRAC TWO, CALLED 2.081 ACRES, WITH THE WEST RIGHT OF WAY LINE OF SAID LAURA LANE, A DISTANCE OF 122.07 FEET TO A MAG NAIL SET FOR THE NORTHEAST CORNER OF THE RICHARD HENRY JENSEN AND CYNTHIA DIANNE JENSEN CALLED 1.00 ACRE TRACT DESCRIBED IN VOLUME 804, PAGE 185 OF THE DEED RECORDS OF LIBERTY COUNTY, AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 00 MINUTES 04 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT TWO, CALLED 2.081 ACRES, WITH THE NORTH LINE OF SAID RICHARD HENRY JENSEN AND CYNTHIA DIANNE JENSEN CALLED 1.00 ACRE TRACT, A DISTANCE OF 185.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR THE COMMON NORTH CORNER OF SAID RICHARD HENRY JENSEN AND CYNTHIA DIANNE JENSEN CALLED 1.00 ACRE TRACT AND SAID RICHARD HENRY JENSEN AND CYNTHIA DIANNE JENSEN CALLED 1.725 ACRE TRACT, THE COMMON SOUTH CORNER OF SAID TRACT TWO, CALLED 2.081 ACRES AND SAID TRACT ONE, CALLED 1.725 ACRES, AND BEING AN ANGLE POINT IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 42 MINUTES 02 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT ONE, CALLED 1.725 ACRES, WITH THE NORTH LINE OF SAID RICHARD HENRY JENSEN AND CYNTHIA DIANNE JENSEN CALLED 1.725 ACRE TRACT, A DISTANCE OF 193.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.7819 ACRES OF LAND, MORE OR LESS.

SURVEYED MARCH 07, 2021
TIM WELLS WHITE, RPLS 5742

WLS JOB NO. 093-24
WELL LAND SURVEY, LLC