

**1.0 ACRE TRACT
LIBERTY COUNTY, TEXAS**

BEING A 1.0 ACRE TRACT OF LAND OUT OF THE G.C. & S.F.R.R. CO. SURVEY, SECTION NO. 21, A-459, LIBERTY COUNTY, TEXAS, BEING OUT OF A 46.77 ACRE TRACT DESCRIBED IN VOL. 874, PG. 564, DEED RECORDS, LIBERTY COUNTY, TEXAS (D.R.L.C.T.), SAID 1.0 ACRE TRACT BEING THE SAME TRACT DESCRIBED AS TRACT 1 IN CF. NO. 2012007925, OFFICIAL PUBLIC RECORDS, LIBERTY COUNTY, TEXAS, (O.P.R.L.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND-BOUNDS AS FOLLOWS:

(BEARING BASIS = TEXAS CENTRAL NAD 83)

BEGINNING at a ½" iron rod found with "H&H Land" cap found on the North line of a 75 foot Road Easement described as Tract 2 in said CF. NO. 2012007925, at the most Westerly "ell" corner of a 28.77 acre tract described in CF. NO. 2022049280 (O.P.R.L.C.T.), for the Southeast corner of this tract, from which a 5/8" iron rod found at the most Easterly, West "ell" corner of said 28.77 acre tract bears N88°17'37"E, a distance of 156.20 feet.

THENCE S88°17'37"W, along the North line of said 75 foot Road Easement, same being the most Southerly North line of said 28.77 acre tract, a distance of 156.20 feet to a ½" iron rod set on said line, at the Southeast corner of a 4.695 acre tract described in Vol. 1654, Pg. 74, (D.R.L.C.T.), for the Southwest corner of this tract.

THENCE N01°42'23"W, along the common line of said 4.695 acre tract and this tract, a distance of 278.87 feet to a 5/8" iron rod found on the South line of a 40.00 acre tract described in CF. NO. 2013007527, (O.P.R.H.C.T.), at the Northeast corner of said 4.695 acre tract, for the Northwest corner of this tract.

THENCE N88°17'37"E, along the South line of said 40.00 acre tract, a distance of 156.20 feet to a ½" iron rod set on said South line, at the most Easterly Northwest corner of said 28.77 acre tract, for the Northeast corner of this tract, from which a 5/8" iron rod found for reference bears S53°39'22"E, a distance of 0.66 feet.

THENCE S01°42'23"E, along the common line of said 28.77 acre tract and this tract, a distance of 278.87 feet to the **POINT OF BEGINNING** and containing 1.0 acres, more or less, **TOGETHER WITH A 75 FOOT ROAD EASEMENT OUT OF THE G.C. & S.F.R.R. CO. SURVEY, SECTION NO. 21, A-459, LIBERTY COUNTY, TEXAS, SAID 75 FOOT ROAD EASEMENT BEING DESCRIBED AS TRACT 2 IN CF. NO. 2012007925, OFFICIAL PUBLIC RECORDS, LIBERTY COUNTY, TEXAS.**

