

BEING A 19.54 ACRE TRACT OF LAND SITUATED IN M. DONAHO SURVEY, A-25, LIBERTY COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED AND RECORDED IN VOLUME 1827, PAGE 275, OF THE OFFICIAL RECORDS OF LIBERTY COUNTY, TEXAS (O.R.L.C.T.), SAID 19.54 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2-INCH IRON ROD FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 2212 (a.k.a. OAKSHADE ROAD) MARKING THE NORTHWEST CORNER OF A CALLED 2.00 ACRE TRACT CONVEYED TO MELISSA DARLENE LaBORDE SUNDAY IN DEED RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.# ) 2018012375, O.R.L.C.T. AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 03° 10' 37" E ALONG THE WEST BOUNDARY LINE OF SAID 2.00 ACRE TRACT, A DISTANCE OF 1,311.24 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF A CALLED 3.127 ACRE TRACT CONVEYED TO BERRY & BERNADINE RINGEWOLD IN DEED RECORDED UNDER VOL. 1754, PG. 70, O.R.L.C.T. FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;


**THENCE** S 87° 41' 45" W ALONG THE NORTH BOUNDARY LINE OF SAID 3.127 ACRE TRACT, AT 198.03 FEET TO A 1/2-INCH IRON PIPE FOUND MARKING THE NORTHWEST CORNER OF SAID 3.127 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 66.62 ACRE TRACT CONVEYED TO DAVID W. LARGENT IN DEED RECORDED UNDER C.C.F.# 2014014656, O.R.L.C.T., CONTINUING ALONG THE NORTH BOUNDARY LINE OF SAID 66.62 ACRE TRACT A TOTAL DISTANCE OF 649.69 FEET TO A 1/2-INCH IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF A CALLED 5.35 ACRE TRACT OF LAND CONVEYED TO DWAYNE SANDER IN DEED RECORDED UNDER C.C.F.# 2018020998, O.R.L.C.T. AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 03° 18' 15" W ALONG THE EAST BOUNDARY LINE OF SAID 5.35 ACRE TRACT, A DISTANCE OF 1,303.78 FEET TO A 5/8-INCH IRON ROD FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 2212 MARKING THE NORTHEAST CORNER OF A CALLED 2.20 ACRE TRACT CONVEYED TO CHRISTOPHER & SUMMER ORTA IN DEED RECORDED UNDER C.C.F.# 2020047392, O.R.L.C.T. AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

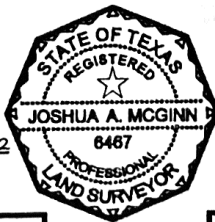
**THENCE** N 87° 02' 11" E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 2212, A DISTANCE OF 652.51 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT CONTAINING 19.54 ACRES (OR 851,261.39 SQUARE FEET) OF LAND.

NOTE: THIS DESCRIPTION IS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THE SUBSEQUENT MAPPING IS THE RESULT OF THAT SURVEY. ALL BEARINGS, DISTANCES & AREAS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, U.S. SURVEY FEET.

REFERENCE IS HEREIN MADE TO THE SKETCH ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

  
JOSHUA A. MCGINN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6467

04-27-2022  
DATE



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**FIELD NOTES DESCRIPTION**

OF A  
19.54 ACRE TRACT OF LAND

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