



METES AND BOUNDS DESCRIPTION  
27.09 ACRE TRACT  
H. & T. C. RAILROAD SURVEY  
SECTION NUMBER 173  
ABSTRACT NUMBER 272  
LIBERTY COUNTY, TEXAS

**BEING** a 27.09 acre tract of land in and a part of the H. & T. C. Railroad Survey, Section Number 173, in Abstract Number 272, in Liberty County, Texas, and being out of and a part of a called 54.38 acre tract of land, as recorded in Volume 388, Page 358, of the Deed Records of Liberty County, Texas, and County Clerk's File Number 2023034823, of the Official Public Records of Liberty County, Texas, said 27.09 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod capped BLS 2512 set for the Northwest corner of the tract herein being described, said 1/2" iron rod is marking a point on the West line of the said called 54.38 acre tract of land, said 1/2" iron rod is marking a point on the East line of a called 561.60 acre tract of land, *no deed found*, identified as Property ID Number 30568, of the Liberty County Appraisal District, from said 1/2" iron rod is a 5/8" iron rod capped WELLS found for the Northwest corner of the said called 54.38 acre tract of land bears North 03 deg. 36 min. 39 sec. West at a distance of 630.25 feet (record= North 01 deg. 20 min. West), said 1/2" iron rod has a State Plane Coordinate Value of N=10026973.84 and E=4085054.11;

**THENCE**, North 78 deg. 59 min. 24 sec. East, through the said called 54.38 acre tract of land, at a distance of 2547.89 feet pass a 1/2" iron rod capped BLS 2512 set for reference on the West line of County Road 182, continuing for a total distance of 2581.07 feet to a point for corner in the centerline of County Road 182, said point is marking a point on the East line of the said called 54.38 acre tract of land;

**THENCE**, South 03 deg. 59 min. 54 sec. East, along the centerline of County Road 182, for a distance of 290.94 feet (record= South 01 deg. 25 min. East) to a point in the centerline of County Road 182 for the Southeast corner of the tract herein being described, said point is marking the Northeast corner of a called 43.40 acre tract of land, *no deed found*, identified as Property ID Number 25626 of the Liberty County Appraisal District;

**THENCE**, South 71 deg. 41 min. 44 sec. West, along the South line of the said called 54.38 acre tract of land and along the North line of the said called 43.40 acre tract of land, at a distance of 35.61 feet pass a 1/2" iron rod found for reference on the West line of County Road 182, continuing for a total distance of 2648.15 feet (record= South 74 deg. 30 min. West, 949.30 varas) to a 1/2" iron rod capped BLS 2512 set for the Southwest corner of the tract herein being described, said 1/2" iron rod is marking a point on the East line of the said called 561.60 acre tract of land;

**THENCE**, North 03 deg. 36 min. 40 sec. West, along the East line of the said called 561.60 acre tract of land, for a distance of 630.25 feet (record= North 01 deg. 20 min. West) to the **POINT OF BEGINNING** and containing 27.09 acres of land.

Note: Bearings, distances, and coordinates are referenced to the Texas State Plane Coordinate System Central Zone (4203) NAD 83 Grid scale factor 1.000030000000.

24-386

06/13/2024

