



TEXAS PROFESSIONAL SURVEYING, LLC.

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FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

0.421 ACRES

IN THE T.J. WILLIAMS SURVEY, ABSTRACT NUMBER 404,
LIBERTY COUNTY, TEXAS

BEING a 0.421 acre tract of land, situated in the T.J. Williams Survey, Abstract Number 404, Liberty County, Texas, and being comprised of those certain tracts of land described as "Tract I" and "Tract II" in instrument to Edward E. Eddy, recorded in Volume 1850, on Page 71 of the Official Public Records of Liberty County, Texas (O.P.R.L.C.T.), said 0.421 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found in the northerly line of that certain called 12-1/2 acre tract described in instrument to Janice Lynette Pendley, Joy Deborah Bolenbaucher, James Everett Graham, and Joel Anthony Graham, recorded in Volume 1822, Page 728, O.P.R.L.C.T., for the common southerly corner of said Tract I and that certain tract of land described in instrument to George W. Redd and Velma Redd (Redd Tract), recorded in Volume 964, Page 723 of the Deed Records of Liberty County, Texas (D.R.L.C.T.), being the southwesterly corner of the herein described 0.421 acre tract, from which a 3/8 inch iron rod found (bent) for reference, bears South 86°25'06" West, 90.07 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N:10115028.66, E:3940048.32, Texas Central Zone (4203), grid measurement;

THENCE North 03°31'54" West, with the common line between said Tract I and said Redd tract, at a distance of 116.39 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the southerly right-of-way of County Road 3812 (CR 3812, 60 feet wide), in all a total distance of 136.00 feet to a calculated point in the approximate centerline of said CR 3812 for the common northerly corner of said Tract I and said Redd Tract, being the northwesterly corner of the herein described 0.421 acre tract;

THENCE North 86°28'06" East, 134.90 feet, with the approximate centerline of said CR 3812, the northerly line of said Tracts I and II, to a calculated point for the common northerly corner of said Tract II and that certain tract of land described as "Tract No. 1" in instrument to Bettie L. Groce (Groce Tract), recorded in Volume 1393, Page 374, O.P.R.L.C.T., being the northeasterly corner of the herein described 0.421 acre tract;

THENCE South 03°31'54" East, with the common line between said Tract II and said Groce Tract, at a distance of 19.81 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the southerly right-of-way of said CR 3812, from which 1/2 inch iron rods found for reference bear North 86°33'05" East, 453.32 feet, 603.23 feet, and 827.69 feet, and continuing with said common line, in all, a total distance of 136.00 feet to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northerly line of said 12-1/2 acre tract for the common southerly corner of said Tract II and said Groce Tract, being the southeasterly corner of the herein described 0.421 acre tract, from which a 3/8 inch iron rod, found for reference, bears North 86°28'06" East, 374.81 feet;

THENCE South 86°28'06" West, with the northerly line of said 12-1/2 acre tract, common to the southerly line of said Tracts II and I, at a distance of 75.00 feet pass a 3/8 inch iron rod found for the common southerly corner of said Tracts II and I, in all, a total distance of 134.90 feet to the **PLACE OF BEGINNING**, and containing a computed area of 0.421 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on June 30, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 26520.

Bearings and distances recited herein are based on GPS observations and reference the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Texas Central Zone (4203), grid measurements.

August 11, 2022
Date



Michael S. Partridge
R.P.L.S. No. 6125