

Field notes for a survey of a 15.765 acre tract of land, situated in the J.F. Derumayor Survey, Abstract 103, Liberty County, Texas, and being out of a called 24.090 acre tract recorded in Liberty County Clerk's File No. 2007015643 and corrected in 2023005646 of the Official Public Records of Liberty County, Texas, said 15.765 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found with cap in the North line of County Road 2153 (60 foot Right-of-Way) for the Southernmost Southwest corner of the herein described tract and the Southeast corner of a called 0.75 acre tract (Volume 1953, Page 449 Official Public Records of Liberty County);

THENCE N 02 deg. 24 min. 57 sec. W, 285.08 feet to a ½ inch iron rod found with cap for an interior corner of this tract and the Northeast corner of the called 0.75 acre tract;

THENCE S 88 deg. 38 min. 37 sec. W, 126.93 feet to 5/8 inch iron rod found for the Northernmost Southwest corner of the herein described tract being located in the North line of a called 2.00 acre tract (Volume 1620, Page 681 Official Public Records of Liberty County), said point being the Southeast corner of a called 11.0 acre tract (Clerk's File No. 2023005649);

THENCE N 01 deg. 22 min. 55 sec. W, 402.55 feet to a 5/8 inch iron rod found for the Northwest corner of the herein described tract located in the East line of the called 11.0 acre tract and being the Southwest corner of a called 3.086 acre tract (Clerk's File No. 2023005647);

THENCE with the common lines of the called 3.086 acre tract and the herein described tract the following:

N 88 deg. 35 min. 18 sec. E, 492.22 feet to a ½ inch iron rod found;

N 01 deg. 23 min. 46 sec. W, 24.92 feet to a ½ inch iron rod found;

N 88 deg. 34 min. 06 sec. E, 546.56 feet to a 5/8 inch iron rod found with cap for the Southeast corner of the called 3.086 acre tract and the Northeast corner of the herein described tract and being located in the West line of a called 84.72 acre tract (Volume 1859, Page 335 Official Public Records of Liberty County);

THENCE S 00 deg. 51 min. 30 sec. E, 708.29 feet to a 1 inch iron pipe found in the North line of County Road 2153 for the Southeast corner of the herein described tract;

THENCE S 88 deg. 17 min. 53 sec. W, 900.23 feet with the North line of County Road 2153 to the POINT OF BEGINNING, and containing 15.765 acres of land.

Note: Basis of bearings for this survey is Texas State Plane Coordinate System (SPCS83 Code 4204)



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