

LEGAL DESCRIPTION 25.0900 ACRES
REASON GREEN LEAGUE, ABSTRACT NO. 43
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 25.0900 ACRES (1,092,921 SQUARE FEET) OF LAND IN THE REASON GREEN LEAGUE, ABSTRACT NO. 43, IN LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 39.06 ACRE TRACT CONVEYED TO JIM AND JAN KENNEDY DESCRIBED IN CLERKS FILE NUMBER 2007-009689 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 25.0900 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83:

COMMENCING AT A 1 1/4 INCH IRON PIPE FOUND IN THE NORTH LINE OF FM HIGHWAY 1008 (100 FOOT RIGHT OF WAY) FOR THE SOUTHEAST CORNER OF SAID 39.06 ACRE TRACT;

THENCE NORTH 76 DEGREES 47 MINUTES 01 SECONDS WEST, ALONG THE NORTH LINE OF SAID FM HIGHWAY 1008, A DISTANCE OF 540.46 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE NORTH 76 DEGREES 47 MINUTES 01 SECONDS WEST, CONTINUING ALONG THE NORTH LINE OF SAID FM HIGHWAY 1008, A DISTANCE OF 141.44 FEET TO A TREE STUMP FOUND FOR AN ANGLE POINT IN THE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 72 DEGREES 23 MINUTES 10 SECONDS WEST, CONTINUING ALONG THE NORTH LINE OF SAID FM HIGHWAY 1008, A DISTANCE OF 175.52 FEET TO A 1 INCH IRON PIPE FOUND FOR AN ANGLE POINT IN THE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 62 DEGREES 57 MINUTES 29 SECONDS WEST, CONTINUING ALONG THE NORTH LINE OF SAID FM HIGHWAY 1008, A DISTANCE OF 61.85 FEET TO A 1 1/2 INCH IRON PIPE FOUND FOR THE SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 45 DEGREES 18 MINUTES 56 SECONDS EAST, ALONG THE SOUTHEAST LINE OF THE RICHARD O'NEIL CALLED 1 ACRE TRACT DESCRIBED IN VOLUME 669, PAGE 1 OF THE DEED RECORDS OF LIBERTY COUNTY, A DISTANCE OF 200.79 FEET TO A RAILROAD TIE FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 59 DEGREES 46 MINUTES 04 SECONDS WEST, ALONG THE NORTHEAST LINE OF SAID RICHARD O'NEIL CALLED 1 ACRE TRACT DESCRIBED IN VOLUME 669, PAGE 1 OF THE DEED RECORDS OF LIBERTY COUNTY, AND CONTINUING ALONG THE NORTHEAST LINE OF THE RICHARD O'NEIL CALLED 1 ACRE TRACT DESCRIBED IN VOLUME 695, PAGE 445 OF THE DEED RECORDS OF LIBERTY COUNTY, A DISTANCE OF 367.42 FEET TO A 1 1/4 INCH IRON PIPE FOUND FOR A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 83 DEGREES 01 MINUTES 06 SECONDS EAST, ALONG THE SOUTH LINE OF THE CURTIS SCHULTZ CALLED 3 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2007-000524

OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, A DISTANCE OF 218.19 FEET TO A 1 1/4 INCH IRON PIPE FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THAT'S NORTH 25 DEGREES 19 MINUTES 19 SECONDS WEST, ALONG THE EAST LINE OF SAID CURTIS SCHULTZ CALLED 3 ACRE TRACT, A DISTANCE OF 589.42 FEET TO A 1 INCH IRON PIPE FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 82 DEGREES 33 MINUTES 21 SECONDS WEST, ALONG THE NORTH LINE OF SAID CURTIS SCHULTZ CALLED 3 ACRE TRACT, A DISTANCE OF 229.94 FEET TO A 3/4 INCH IRON PIPE FOUND FOR THE NORTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 21 DEGREES 08 MINUTES 26 SECONDS WEST, ALONG THE EAST LINE OF THE MAURICE MAYHARD JR. CALLED 1.14 ACRE TRACT DESCRIBED IN CLERKS FILE NO. 2009-019383 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, CONTINUING ALONG THE EAST LINE OF THE SHARON ROBB AND ALVIN BREWER CALLED 1.14 ACRE TRACT DESCRIBED IN CLERKS FILE NUMBER 2011-010282 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, CONTINUING ALONG THE EAST LINE OF THE JAMES MORGAN CALLED 1.14 ACRE TRACT DESCRIBED IN CLERKS FILE NUMBER 2017-015236 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND CONTINUING ALONG THE EAST LINE OF THE J. L. BROCK CALLED 0.5 ACRE TRACT DESCRIBED IN VOLUME 887, PAGE 24 OF THE DEED RECORDS OF LIBERTY COUNTY, A DISTANCE OF 872.04 FEET TO A 2 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 86 DEGREES 32 MINUTES 21 SECONDS EAST, ALONG THE SOUTH LINE OF THE CHARLES THOMPSON CALLED 4 ACRE TRACT DESCRIBED IN VOLUME 675, PAGE 171 OF THE DEED RECORDS OF LIBERTY COUNTY, A DISTANCE OF 859.52 FEET TO A 2 INCH IRON PIPE FOUND FOR THE NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 04 DEGREES 25 MINUTES 04 SECONDS EAST, ALONG THE WEST LINE OF THE CROFT CONSTRUCTION CO. CALLED 3 ACRE TRACT DESCRIBED IN VOLUME 730, PAGE 424 OF THE DEED RECORDS OF LIBERTY COUNTY, A DISTANCE OF 530.06 FEET TO A BENT 2 INCH IRON PIPE FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 15 MINUTES 09 SECONDS EAST, ALONG THE SOUTH LINE OF SAID CROFT CONSTRUCTION CO. CALLED 3 ACRE TRACT, A DISTANCE OF 277.80 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1 1/4 INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID 39.06 ACRE TRACT BEARS NORTH 87 DEGREES 15 MINUTES 09 SECONDS EAST, 352.44 FEET;

THENCE SOUTH 02 DEGREES 45 MINUTES 14 SECONDS WEST, OVER AND ACROSS SAID 39.06 ACRES, AND ALONG THE WEST LINE OF A 13.9782 ACRE TRACT SURVEYED THIS DAY, A DISTANCE OF 1320.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.0900 ACRES OF LAND, MORE OR LESS.

SURVEYED NOVEMBER 2, 2020
TIM WELLS WHITE RPLS

WLS JOB NO. 688-20
WELLS LAND SURVEY, LLC