

LEGAL DESCRIPTION 3.0020 ACRES
H. & T. C. R.R. COMPANY SURVEY NO. 2 (C. BINGLE) ABSTRACT NO. 534
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 3.0020 ACRES (130,767 SQUARE FEET) OF LAND, SITUATED IN THE H. & T. C. R.R. COMPANY SURVEY NO. 2 (C. BINGLE) ABSTRACT NO. 534, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 10.10 ACRE TRACT CONVEYED FROM TURKEY MARSH, LLC TO GERALD BEN AND CASEY BEN DESCRIBED IN CLERK'S FILE NO. 2008-015447 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 3.0020 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:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 61 (120 FOOT RIGHT OF WAY) IN THE SOUTH LINE OF SAID H. & T. C. R.R. COMPANY SURVEY NO. 2, AND THE NORTH LINE OF THE JOHN CHERRY SURVEY, ABSTRACT NO. 160, FOR THE EASTERLY NORTHEAST CORNER OF THE RAYMOND L. SPILLER AND JANET D. SPILLER CALLED 155.316 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2002-013116 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, BEING THE SOUTHEAST CORNER OF SAID 10.10 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 85 DEGREES 24 MINUTES 49 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID 10.10 ACRE TRACT, WITH THE COMMON LINE OF SAID H. & T. C. R.R. COMPANY SURVEY, AND SAID JOHN CHERRY SURVEY, AND THE NORTH LINE OF SAID RAYMOND L. SPILLER AND JANET D. SPILLER CALLED 155.316 ACRE TRACT, A DISTANCE OF 480.60 FEET TO A POINT IN AN IRRIGATION CANAL FOR AN INTERIOR CORNER OF SAID RAYMOND L. SPILLER AND JANET D. SPILLER CALLED 155.316 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF SAID 10.10 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 19 MINUTES 48 SECONDS WEST, ALONG THE WEST LINE OF SAID 10.10 ACRE TRACT, WITH THE NORTHERLY EAST LINE OF SAID RAYMOND L. SPILLER AND JANET D. SPILLER CALLED 155.316 ACRE TRACT, A DISTANCE OF 333.38 FEET TO A POINT IN AN IRRIGATION CANAL FOR THE SOUTHWEST CORNER OF A 7.0981 ACRE TRACT SURVEYED THIS DAY, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 84 DEGREES 34 MINUTES 33 SECONDS EAST, ACROSS SAID 10.10 ACRE TRACT, WITH THE WESTERLY SOUTH LINE OF SAID 7.0981 ACRE TRACT SURVEYED THIS DAY, PASS AT 75.00 FEET A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR REFERENCE, IN ALL A DISTANCE OF 271.21 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR AN ANGLE POINT IN THE NORTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 57 DEGREES 06 MINUTES 33 SECONDS EAST, CONTINUING ACROSS SAID 10.10 ACRE TRACT, WITH THE EASTERLY SOUTH LINE OF SAID 7.0981 ACRE TRACT SURVEYED THIS DAY, A DISTANCE OF 340.91 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET IN THE WESTERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY

61, FOR THE SOUTHEAST CORNER OF SAID 7.0981 ACRE TRACT SURVEYED THIS DAY, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 34 DEGREES 40 MINUTES 08 SECONDS WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 61, A DISTANCE OF 101.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.0020 ACRES OF LAND, MORE OR LESS.

SURVEYED: OCTOBER 23, 2023
TIM WELLS WHITE, RPLS 5742

WLS JOB NO. 614-23
WELLS LAND SURVEY, LLC

LEGAL DESCRIPTION 7.0981 ACRES
H. & T. C. R.R. COMPANY SURVEY NO. 2 (C. BINGLE) ABSTRACT NO. 534
LIBERTY COUNTY, TEXAS

BEING A TRACT OR PARCEL CONTAINING 7.0981 ACRES (309,192 SQUARE FEET) OF LAND, SITUATED IN THE H. & T. C. R.R. COMPANY SURVEY NO. 2 (C. BINGLE) ABSTRACT NO. 534, LIBERTY COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 10.10 ACRE TRACT CONVEYED FROM TURKEY MARSH, LLC TO GERALD BEN AND CASEY BEN DESCRIBED IN CLERK'S FILE NO. 2008-015447 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND ALL OF A CALLED 2.0000 ACRE TRACT CONVEYED FROM GERALD BEN AND CASEY BEN TO BRADY THOMAS BEN DESCRIBED IN CLERK'S FILE NO. 2018-022033 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, SAID 7.0981 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 1/2 INCH IRON ROD FOUND IN THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 61 (120 FOOT RIGHT OF WAY) IN THE SOUTH LINE OF SAID H. & T. C. R.R. COMPANY SURVEY NO. 2, AND THE NORTH LINE OF THE JOHN CHERRY SURVEY, ABSTRACT NO. 160, FOR THE EASTERLY NORTHEAST CORNER OF THE RAYMOND L. SPILLER AND JANET D. SPILLER CALLED 155.316 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2002-013116 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, BEING THE SOUTHEAST CORNER OF SAID 10.10 ACRE TRACT AND A 3.0020 ACRE TRACT SURVEYED THIS DAY;

THENCE NORTH 34 DEGREES 40 MINUTES 08 SECONDS EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 61, WITH THE SOUTHEAST LINE OF SAID 10.10 ACRE TRACT, A DISTANCE OF 101.68 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR THE NORTHEAST CORNER OF SAID 3.0020 ACRE TRACT SURVEYED THIS DAY, AND BEING THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 57 DEGREES 06 MINUTES 33 SECONDS WEST, ACROSS SAID 10.10 ACRE TRACT, WITH THE NORTHERLY EAST LINE OF SAID 3.0020 ACRE TRACT SURVEYED THIS DAY, A DISTANCE OF 340.91 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR AN ANGLE POINT IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 84 DEGREES 34 MINUTES 33 SECONDS WEST, CONTINUING ACROSS SAID 10.10 ACRE TRACT, PASS AT 196.21 FEET A 5/8 INCH CAPPED IRON ROD STAMPED WELLS 5742 SET FOR REFERENCE, IN ALL A DISTANCE OF 271.21 FEET TO A POINT IN AN IRRIGATION CANAL IN THE WEST LINE OF SAID 10.10 ACRE TRACT, THE NORTHERLY EAST LINE OF SAID RAYMOND L. SPILLER AND JANET D. SPILLER CALLED 155.316 ACRE TRACT, FOR THE NORTHWEST CORNER OF SAID 3.0020 ACRE TRACT SURVEYED THIS DAY, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03 DEGREES 19 MINUTES 48 SECONDS WEST, ALONG THE WEST LINE OF SAID 10.10 ACRE TRACT, WITH THE NORTHERLY EAST LINE OF SAID RAYMOND L. SPILLER AND JANET D. SPILLER CALLED 155.316 ACRE TRACT, A DISTANCE OF 906.98 FEET TO A

POINT IN AN IRRIGATION CANAL FOR THE SOUTHWEST CORNER OF THE MONICA OAKLEY CALLED 10.0101 ACRE TRACT DESCRIBED IN CLERK'S FILE NO. 2017-012610 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, AND BEING THE NORTH CORNER OF SAID 10.10 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 34 DEGREES 53 MINUTES 24 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 10.10 ACRE TRACT, WITH THE SOUTHWESTERLY LINE OF SAID MONICA OAKLEY CALLED 10.0101 ACRE TRACT, PASS AT 196.76 FEET A 1/2 INCH CAPPED IRON ROD FOUND FOR REFERENCE, IN ALL A DISTANCE OF 1212.09 FEET TO A 3/8 INCH IRON ROD FOUND IN THE WESTERLY LINE OF SAID STATE HIGHWAY 61 FOR THE SOUTHEAST CORNER OF SAID MONICA OAKLEY CALLED 10.0101 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF SAID 10.10 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 34 DEGREES 40 MINUTES 08 SECONDS WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 61, WITH THE SOUTHEAST LINE OF SAID 10.10 ACRE TRACT, A DISTANCE OF 148.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.0981 ACRES OF LAND, MORE OR LESS.

SURVEYED: OCTOBER 23, 2023
TIM WELLS WHITE, RPLS 5742

WLS JOB NO. 614-23
WELLS LAND SURVEY, LLC