

FIELD NOTE DESCRIPTION — 11.731 ACRES

Being an 11.731 acre tract of land lying in the M.A. Hardin Survey, Abstract No. 222, Liberty County, Texas and being out of and a portion of that certain tract of land described in an instrument conveyed to Robert Rawlinson & Theresa J. Rawlinson of record in Volume 1731, Page 879, Official Public Records, Liberty County, Texas, said 11.731 acres being more particularly described by metes and bounds as follows:

Note: All bearings and coordinates are grid, based on the Texas Coordinate System of 1983 (NAD83), Central Zone.

Beginning at a 1-inch iron pipe found marking the East line of that certain called 1.011 acre tract of land described in an instrument to Luke M. Petry of record in County Clerk's File No. 2014001547 of said Official Public Records, an exterior angle point of that certain called 20.5631 acre tract of land described in an instrument to Patti Finley of record in Volume 1953, Page 279 of said Official Public Records, the Westernmost Northwest corner of said Rawlinson tract, and being the Westernmost Northwest corner of the herein described tract, said iron pipe having a Texas State Plane Coordinate Value of N: 10,064,774.48, E: 4,061,482.41;

THENCE N 86°28'37" E (called N 88°26'00" E) with Westernmost North line of said Rawlinson tract and the Westernmost line of the herein described tract a distance of 204.12 feet (called 203.88 feet) to a point for an exterior angle point of that certain called 2 acre tract of land described in an instrument to Melton W. Bishop II et ux. of record in County Clerk's File No. 2016010770 of said Official Public Records, and interior angle point of said Rawlinson tract, and being an angle exterior angle point of the herein described tract from which a 1-1/2 inch iron pipe found bears N 47°24'04" W a distance of 1.31 feet;

THENCE N 05°48'30" W (called N 03°49'00" W) with the Southernmost East line of said 2 acre tract, the Northernmost West line of said Rawlinson tract, and the Northernmost West line of the herein described tract a distance of 35.63 feet to a fence post found for corner marking an interior angle point of said 2 acre tract, an exterior angle point of said Rawlinson tract, and being an exterior angle point of the herein described tract;

THENCE N 87°46'30" E (called N 89°46'00" E) with the Easternmost South line of said 2 acre tract, the South line of that certain called 0.59 acre tract of land described in an instrument to Byron Swaim of record in County Clerk's File No. 2012010588 of said Official Public Records, the Northernmost North line of said Rawlinson tract, and the Northernmost North line of the herein described tract a distance of 209.16 feet (called 210.10 feet) to a fence post found for corner marking the Southeast corner of said 0.59 acre tract, the Northernmost Northeast corner of said Rawlinson tract, and being the Northernmost Northeast corner of the herein described tract;

THENCE S 09°19'35" E (called S 07°07'00" E) with the Northernmost East line of said Rawlinson tract and the Northernmost East line of the herein described tract a distance of 459.83 feet (called 460.72 feet) to a 1/2-inch iron rod found marking the Southwest corner of that certain called 4.80 acre tract of land described in an instrument to Harry James Johnson and Penny Lou Johnson of record in Volume 1651, Page 199 of said Official Public Records, an interior angle point of said Rawlinson tract, and being an interior angle point of the herein described tract;

THENCE N 88°18'57" E (called S 89°52'00" E) with the South line of said 4.80 acre tract, the Easternmost North line of said Rawlinson tract, and the Easternmost North line of the herein described tract, at 315.09 (called 315.00 feet) passing a 1/2-inch iron rod found marking the Southeast corner of said 4.80 acre tract, same being the Southwest corner of that certain called 5 acre tract described in an instrument to Harry James Johnson and Penny Lou Johnson of record in Volume 990, Page 740 of said Official Public Records and continuing a total distance of 335.27 feet to a point for corner lying in the centerline of a drainage ditch, for the Northwest corner of that certain called 4.92 acre tract of land described in an instrument to Jack E. Summers of record in County Clerk's File No. 2017023030 of said Official Public Records and being the Easternmost Northeast corner of the herein described tract;

THENCE with the centerline of said drainage ditch, with West line of said 4.92 acre tract and East lines of the herein described tract the following courses and distances to points for corners:

- S 12°03'03" E a distance of 67.56 feet;
- S 19°37'57" W a distance of 59.46 feet;
- S 06°44'57" W a distance of 60.69 feet;
- S 51°42'57" W a distance of 99.75 feet;
- S 22°22'57" W a distance of 150.26 feet;
- S 37°38'03" E a distance of 49.16 feet;
- S 28°50'57" W a distance of 110.06 feet to a point for corner lying in the Westernmost South line of said Rawlinson tract, for the Westernmost Southwest corner of said 4.92 acre tract and being the Southeast corner of the herein described tract;

THENCE S 82°13'52" W (called S 84°39'00" W) with the Westernmost South line of said Rawlinson tract and the South line of the herein described tract, at 79.37 feet passing a 5/8" iron rod found marking the Northeast corner of that certain tract of land designated as First Tract in an instrument to Judith Evelyn Coleman of record in Volume 1076, Page 375 of said Official Public Records and continuing with the North line of said First Tract a total distance of 456.75 feet to a capped iron rod stamped "Access Surveyors" set marking an angle point of said 20.5631 acre tract, the Northwest corner of said First Tract, the Westernmost Southwest corner of said Rawlinson tract, and being the Southwest corner of the herein described tract, from which a flatbar found bears S 38°15'04" W a distance of 8.26 feet;

THENCE N 12°58'15" W with an East line of said 20.5631 acre tract, the Westernmost West line of said Rawlinson tract, and the Westernmost West line of the herein described tract a distance of 638.13 feet to a bolt found marking the Southeast corner of that certain called 1 acre tract of land described in an instrument to Omie Bailey of record in Volume 695, Page 855 of said Official Public Records, and exterior angle point of said 20.5631 acre tract, an angle point on the Westernmost West line of said Rawlinson tract, and being an angle point on the Westernmost West line of the herein described tract;

THENCE N 07°52'31" W with the East line of said Bailey 1 acre tract, the Westernmost West line of said Rawlinson tract, and the Westernmost West line of the herein described tract a distance of 218.29 feet to a 2-inch iron pipe found marking the Northeast corner of said Bailey 1 acre tract, the Southeast of said Petry 1 acre tract, an angle point on the Westernmost West line of said Rawlinson tract, and being an angle point on the Westernmost West line of the herein described tract;

THENCE N 09°23'05" W with the East line of said Petry 1 acre tract, the Westernmost West line of said Rawlinson tract, and the Westernmost West line of the herein described tract a distance of 131.63 feet to the POINT AND PLACE OF BEGINNING, containing in area, 11.731 acres of land, more or less.

PREPARED EXCLUSIVELY FOR: Matthew Shelton

I, Scott N. Brackin, Texas Registered Professional Land Surveyor No. 6650, do hereby certify that I have made a survey on the ground of the property shown hereon, and that the survey is true and correct to the best of my knowledge and belief.
 Survey Dated: October 14, 2021 Plat Dated: October 28, 2021

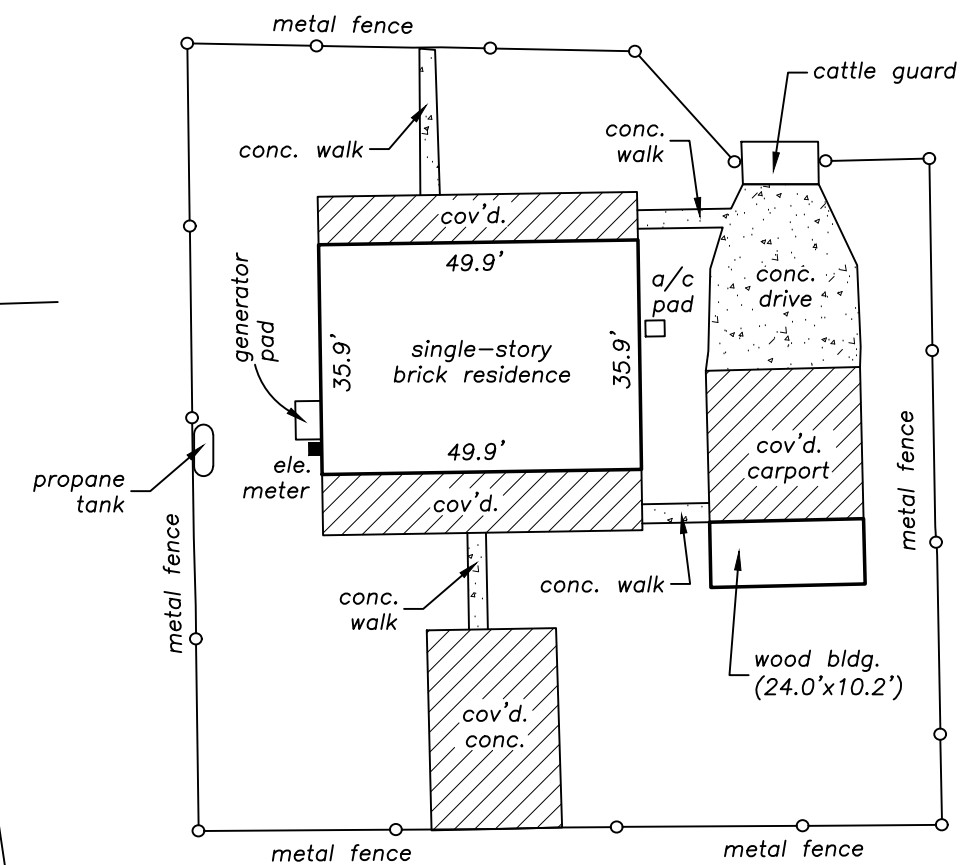
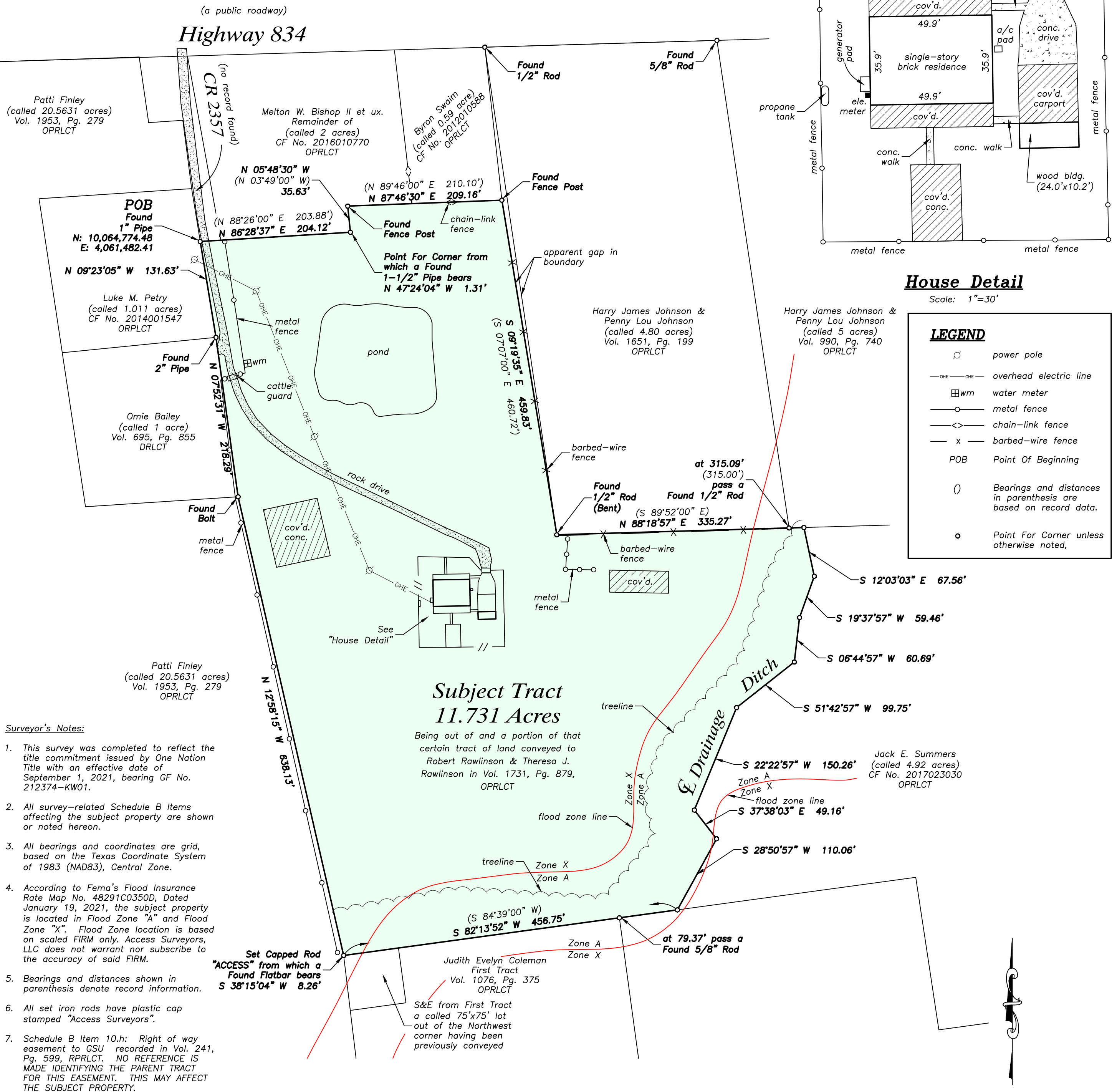
The subject tract being located at: 199 County Road 2357, Liberty, Texas 77575
 and being described as: 11.731 acres of land lying in the M.A. Hardin Survey, Abstract No. 222, Liberty County, Texas



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 File: 2021796 Firm No. 10136400 Technician: BDS



Scott N. Brackin
 Registered Professional Land Surveyor No. 6650



LEGEND

- power pole
- O—O— overhead electric line
- ⊠ water meter
- metal fence
- <— chain-link fence
- x— barbed-wire fence
- POB Point Of Beginning
- () Bearings and distances in parenthesis are based on record data.
- Point For Corner unless otherwise noted.

