

TRACT 1: Field holes of a 5.835 acre tract of land, more or less, situated in WILLIAM HODGE LEAGUE, Abstract No. 15, Chambers County, Texas, and being all of that same land conveyed by Jill Irish Garrison, Executrix, et al, to Albert J. Busch, III by Deed dated July 31, 1991 and recorded in Volume 150 at Page 880 of the Official Public Records of Chambers County, Texas. This 5.835 acre tract of land, more or less, is more particularly described by the following metes and bounds, to-wit:

NOTE: BEARINGS ARE BASED ON DEED BEARINGS AND FOUND MONUMENTS IN THE NORTH LINE OF PARTITION DEED DATED AUGUST 16, 1990 AND RECORDED IN VOLUME 119 AT PAGE 576 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS.

COMMENCING at a point in the East or Northeast right of way line of F. M. Highway 686 at the Northwest corner of that certain 5.835 acre tract of land conveyed by James M. Irish to Arturo Corpus and wife, Mary Jane Corpus by Deed dated October 1, 1991, and recorded in Volume 167 at Page 423 of the Official Public Records of Chambers County, Texas, and the Southwest corner of that certain 33.10 acre tract of land conveyed by Aron Merritt to Blanchard T. Hollins, et ux by Deed dated June 15, 1973, and recorded in Volume 346 at Page 475 of the Deed Records of Chambers County, Texas;

THENCE North 68° 24' 02" East along the North line of said Corpus 5.835 acre tract and the South line of said 33.10 acres for a distance of 1148.25 feet to a 1/2 inch iron rod found for the Northeast corner of said Corpus 5.835 acres and the Northwest corner and POINT OF BEGINNING of this tract;

THENCE South 31° 36' 58" East along the West line of this tract, the East line of said Corpus 5.835 acres and the East line of that certain 5.835 acre tract conveyed by Wendell Irish and James M. Irish to Genevieve Irish Harmon by Deed dated August 16, 1990 and recorded in Volume 119 at Page 576 of the Official Public Records of Chambers County, Texas, for a distance of 467.27 feet to a 1/2 inch iron rod found in the Northwest line of a 70 feet wide private road and utility easement for the Southwest corner of this tract and the Southeast corner of said Harmon 5.835 acre tract;

THENCE North 61° 14' 62" East along the South line of this tract and the North line of that certain 12.673 acres conveyed by Lavada Irish Thompson to Wendell Irish by Deed dated November 11, 1977 and recorded in Volume 407 at Page 384 of the Deed Records of Chambers County, Texas, and at 70 feet pass the Northernmost or Northeast corner of said road and utility easement, at 380.00 feet pass a 1/2-inch iron rod found for reference, in all, a total distance of 571.84 feet to a 5/8 inch iron rod found for the Southeast corner of this tract and the Northeast corner of said 12.673 acres in the West or Southwest line of that certain 5.55 acre Tract No. 719 conveyed by Lavada Irish and Lavida Irish to United States of America by Deed dated May 22, 1968, and recorded in Volume 297 at Page 66 of the Deed Records of Chambers County, Texas;

THENCE North 37° 58' 49" West along the East line of this tract and the West line of said 5.55 acres for a distance of 230.90 feet to a concrete monument with brass disc stamped "719-2" found for an angle point in said line;

THENCE North 48° 56' 10" West along the East line of this tract and the West line of said 5.55 acres for a distance of 278.88 feet to a concrete monument with brass disc stamped "719-3" found for the Northeast corner of this tract and the Southeast corner of said Hollins 33.10 acre tract and the Southwest corner of that certain called 15.80 acre tract described in Lis Pendens dated August 2, 1971 and recorded in Volume 2 at Page 481 of the Lis Pendens records of Liberty County, Texas;

THENCE South 58° 24' 02" West along the North line of this tract and the South line of said 33.10 acres and at 182.51 feet pass a 1/2 inch iron rod found for reference, in all, a total distance of 482.51 feet to the PLACE OF BEGINNING and containing within these boundaries 5.835 acres of land, more or less.

TRACT 2: PRIVATE ROAD AND UTILITY EASEMENT: Being a 1.91 acre easement situated in the WILLIAM HODGE LEAGUE, Abstract No. 13, Chambers County, Texas, and being out of and a part of a 12.673 acre tract of land conveyed to Wendell Irish by Leveda Irish Thompson by Deed dated November 11, 1977, and recorded in Volume 407 at Page 384 of the Deed Records of Chambers County, Texas, and being out of and a part of a 0.798 acre tract of land conveyed to Wendell Irish by Leveda Irish Thompson by Deed dated September 3, 1980, and recorded in Volume 462, Page 123 of the Deed Records of Chambers County, Texas. This 1.91 acre easement is more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron rod for the West corner of this easement, the West corner of said 12.673 acre tract and the South corner of the Genevieve Irish Harmon 5.835 acre tract of land. This BEGINNING corner is in the East or Northeast right of way of F. M. Highway No. 666;

THENCE North 57° 10' 00" East with the Northwest line of this easement, the Northwest line of said 12.673 acre tract and the Southeast line of said Harmon tract a distance of 881.02 feet to an iron rod for a corner of this easement, an interior corner of said 12.673 acre tract and the West corner of said 0.798 acre tract;

THENCE North 61° 14' 52" East with the Northwest line of this easement the Northwest line of said 0.798 acre tract and the Southeast line of said Harmon tract, at 421.33 feet an iron rod in line for the East corner of the Harmon tract and the South corner of the Wendell Irish 5.895 acre tract of land, in all a total distance of 491.33 feet to an iron rod for the North corner of this easement;

THENCE South 28° 45' 08" East with the Northeast line of this easement, at 35.41 feet cross the Southeast line of said 0.798 acre tract and the Northwest line of said 12.673 acre tract of land, in all a total distance of 70.00 feet to an iron rod for the East corner of this easement;

THENCE South 80° 44' 08" West with the Southeast line of this easement a distance of 556.98 feet to an iron rod for a corner of this easement and the North corner of the Genevieve Harmon 11.005 acre tract and a corner of said 12.673 acre tract of land;

THENCE South 57° 10' 00" West with the Southeast line of this easement, the Southeast line of said 12.673 acre tract and the Northwest line of said 11.005 acre tract of land a distance of 613.83 feet to an iron rod for the South corner of this easement, and the most Southern South corner of said 12.673 acre tract and the West corner of the Harmon 11.005 acre tract in the East or Northeast right of way line of Highway No. 666;

THENCE North 31° 03' 48" West with the Southwest line of this easement and the Northeast line of said Highway a distance of 70.03 feet to the PLACE OF BEGINNING, containing within said boundaries 1.91 acres of land, more or less.