

**DESCRIPTION OF A TRACT OF LAND CONTAINING
4.773 ACRES (207,903 SQUARE FEET) SITUATED
IN THE B. M. SPINKS SURVEY, ABSTRACT 108
LIBERTY COUNTY, TEXAS**

Being a tract of land containing 4.773 acres (207,903 square feet), situated in the B. M. Spinks Survey, Abstract 108, Liberty County, Texas, being all of a tract of land conveyed unto Charles Darr Life Estate by deed as recorded under County Clerk's File No. 2015012958 of the Official public Records of Liberty County, Texas, being out of a called 296.061 acre tract of land as recorded in Volume 642, Page 548 of the Deed Records of Liberty County, Texas. Said 4.773-acre tract being more particularly described by metes and bounds as follows:

(Bearings are referenced to the Texas State Plane Coordinate System, Central Zone 4203, NAD 83)

BEGINNING at a found 5/8-inch iron rod in the north line of said 296.061 acre tract, for the northeast corner of said tract herein described, being located South 86°13'58" West, a distance of 292.50 feet from the northeast corner of said 296.061 acre tract;

THENCE South 04°10'38" East, a distance of 721.55 feet to a point in the north right-of-way line of County Road 126 (60 feet wide) for the southeast corner of said tract herein described (from which a found 1/2-inch iron rod bears North 82°22" East, a distance of 1.6 feet);

THENCE South 85°47'01" West, along the north right-of-way line of said County Road 126, a distance of 292.37 feet to an axle for the southwest corner of said tract herein described;

THENCE North 04°00'25" West, a distance of 714.83 feet (called 714.90 feet) to a found 1/2-inch iron rod in the north line of said 296.061 acre tract for the northwest corner of said tract herein described;

THENCE North 86°13'58" East, along the north line of said 296.061 acre tract, a distance of 290.25 feet (called 289.50 feet) to the POINT OF BEGINNING and containing 4.773 acres (207,903 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated July 15, 2026, job number 7-167291-26.

