

**DESCRIPTION OF A TRACT OF LAND CONTAINING
2.000 ACRES (87,117 SQUARE FEET) SITUATED
IN THE B. C. FRANKLIN SURVEY, ABSTRACT 196
LIBERTY COUNTY, TEXAS**

Being a tract of land containing 2.000 acres (87,117 square feet), situated in the B. C. Franklin Survey, Abstract 196, Liberty County, Texas, being all of a tract of land conveyed unto Robert Peardon and Josephine Peardon, by deed recorded under County Clerk's File No. 2006014722 of the Official Public Records of Liberty County, Texas. Said 2.000-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of L. E. Robinson's 2-acre tract, by deed recorded under County Clerk's File No. 000463188 of the Official Public Records of Liberty County, Texas, said tract being out of Mrs. Ruby C. Davidge 196 acre tract;

THENCE North 00°10'00" West, a distance of 1,380.84 feet to a found 3/8-inch iron rod with a cap marked "RPLS 1777" for the northeast corner of a tract of land conveyed unto Robert F. Hartzell and Evelyn Hartzell, by deed recorded in Volume 1773, Page 227 of the Deed Records of Liberty County, and for the southeast corner and the POINT OF BEGINNING of the said tract herein described;

THENCE North 89°49'00" West, along the north line of said Robert F. Hartzell and Evelyn Hartzell tract, a distance of 435.64 feet to a found 3/8-inch iron rod with a cap marked "RPLS 1777" in the east right-of-way line of Farm-to-Market Road 563 (also known as Wallisville Road)(80.00 feet wide)(as occupied) for the northwest corner of said Robert F. Hartzell and Evelyn Hartzell tract and for the southwest corner of the said tract herein described;

THENCE North 06°28'00" East, along the east right-of-way line of said Farm-to-Market Road 563, pass a found 2-inch iron pipe at a distance of 101.97 feet and continuing for a total distance of 206.86 feet to a point in the east right-of-way line in said Farm-to-Market Road, from which a found 1-inch iron pipe bears North 05°25'34" West a distance of 0.66 feet, said point being the southwest corner of a tract of land conveyed unto Matthew G. Harris, by deed recorded in Volume 1776, Page 543 of the Deed Records of Liberty County, Texas, and for the northwest corner of the said tract herein described;

THENCE South 89°49'00" East, along the south line of said Matthew G. Harris tract, a distance of 411.74 feet to a found 1/2-inch iron rod with a cap (illegible) for the northeast corner of the said tract herein described;

THENCE South 00°10'00" East, pass a found 1 1/4 inch iron pipe at a distance of 104.26 feet and continuing for a total distance of 205.62 feet to the POINT OF BEGINNING and containing 2.000 acres (87,117 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 March 20, 2015, job number 3-34584-15.

Survey 1, Inc.
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