

HUMBLE SURVEYING COMPANY

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TBPELS Firm No. 10114600

LEGAL DESCRIPTION

2.05 ACRE TRACT

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING **2.05 ACRES** SITUATED IN THE *CLAYTON HARPER SURVEY, ABSTRACT No. 209, LIBERTY COUNTY, TEXAS*, AND BEING ALL OF A CALLED ONE ACRE TRACT AS RECORDED IN VOLUME 1410, PAGE 61, OFFICIAL PUBLIC RECORDS LIBERTY COUNTY, TEXAS, AND A PORTION OF A CALLED 50 ACRE TRACT AS RECORDED IN VOLUME 586, PAGE 262, DEED RECORDS LIBERTY COUNTY, TEXAS (D.R.L.C.T.); SAID **2.05 ACRE TRACT** BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING at a 3/8 inch iron rod found in the south margin of County Road No. 318, also known as New Salem Road (60 foot R.O.W.) for the northwest corner of a called 6.52 acre tract as recorded in Liberty County Clerk's File (L.C.C.F.) No. 2022011684;

THENCE South 02 degrees 44 minutes 14 seconds East, a distance of 393.79 feet (called South) with the west line of said 6.52 acre tract, same being the east line of said 50 acre tract and a called 1.4098 acre tract as recorded in L.C.C.F. No. 2005009506 to a 5/8 inch iron rod with cap found for the southeast corner of said 1.4098 acre tract, same being the northeast corner and **POINT OF BEGINNING** of this herein described tract;

THENCE South 02 degrees 44 minutes 14 seconds East, a distance of 289.95 feet (called South) with the west line of said 6.52 acre tract, same being the east line of said 50 acre tract to a 5/8 inch iron rod set for the northeast corner of a 2.00 acre tract surveyed this day, being all of a called one acre tract as recorded in Volume 587, Page 451A, D.R.L.C.T., and a portion of said 50 acre tract, same being the southeast corner of this herein described tract;

THENCE North 85 degrees 46 minutes 41 seconds West, a distance of 332.18 feet across said 50 acre tract to a 5/8 inch iron rod set in the east line of a called 0.93 acre, 30 foot access easement as recorded in L.C.C.F. No. 2023006580 for the northwest corner of said 2.00 acre tract, same being the southwest corner of this herein described tract;

THENCE North 05 degrees 46 minutes 24 seconds West, a distance of 85.19 feet across said 50 acre tract with the east line of said 30 foot access easement to a 5/8 inch iron rod set for an angle point in the west line of this herein described tract;

THENCE North 00 degrees 12 minutes 58 seconds West, a distance of 164.67 feet across said 50 acre tract with the east line of said 30 foot access easement to a 5/8 inch iron rod with cap found for the southwest corner of said 1.4098 acre tract, same being the northwest corner of this herein described tract;

THENCE North 87 degrees 14 minutes 29 seconds East, a distance of 327.00 feet across said 50 acre tract with the south line of said 1.4098 to the **POINT OF BEGINNING** and containing **2.05 acres**.

BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.
ALL SET 5/8 INCH IRON RODS ARE MARKED WITH CAP STAMPED "RPLS 5815".

I hereby certify this metes and bounds is true and correct to the best of my knowledge, and belief, as surveyed on the ground,
December 31, 2024.

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Louis W. Bergman, IV
R.P.L.S. No. 5815
24-343

