

HUMBLE SURVEYING COMPANY

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Cleveland, Texas 77327
Phone: (281) 446-0118 Fax: (281) 592-7136
TBPELS Firm No. 101114600

LEGAL DESCRIPTION

0.888 ACRE TRACT

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING **0.888** ACRES SITUATED IN THE *BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY, ABSTRACT No. 150, LIBERTY COUNTY, TEXAS*, AND BEING OUT OF A CALLED 1.24 ACRE TRACT AS RECORDED IN LIBERTY COUNTY CLERK'S FILE (L.C.C.F.) No. 2011008971; SAID **0.888** ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING at a 1/2 inch iron rod found in the most westerly line of a called 18.04 acre tract as recorded in L.C.C.F. No. 2020018127 for the northeast corner of a called 0.084 acre tract as recorded in L.C.C.F. No. 2018016199, same being the southeast corner of said 1.24 acre tract;

THENCE North 03 degrees 15 minutes 37 seconds West, a distance of 68.24 feet (called North 03 degrees 25 minutes 37 seconds West) with the west line of said 18.04 acre tract, same being the east line of said 1.24 acre tract to a fence post found for the southeast corner and **POINT OF BEGINNING** of this herein described tract;

THENCE North 88 degrees 13 minutes 19 seconds West, a distance of 191.99 feet across said 1.24 acre tract to a fence post found for an angle point in the south line of this herein described tract;

THENCE South 88 degrees 57 minutes 09 seconds West, a distance of 16.81 feet across said 1.24 acre tract to a fence post found in the east margin of County Road No. 2295 (40 foot R.O.W.) for the southwest corner of this herein described tract;

THENCE North 02 degrees 51 minutes 58 seconds West, a distance of 182.54 feet (called North 03 degrees 15 minutes 37 seconds West) with the east margin of said County Road No. 2295, same being the west line of said 1.24 acre tract to a railroad spike found in County Road No. 2293, also known as Upper Macedonia Road for the northwest corner of this herein described tract;

THENCE North 89 degrees 17 minutes 58 seconds East, a distance of 208.78 feet (called North 89 degrees 20 minutes 26 seconds East) with the north line of said 1.24 acre tract to a railroad spike found in said County Road No. 2293 for the northeast corner of this herein described tract;

THENCE South 02 degrees 48 minutes 49 seconds West, a distance of 16.94 feet (called South 03 degrees 25 minutes 37 seconds East) with the east line of said 1.24 acre tract to a 5/8 inch iron rod with cap found for the northwest corner of said 18.04 acre tract, same being an angle point in the east line of this herein described tract;

THENCE South 03 degrees 15 minutes 37 seconds East, a distance of 173.88 feet feet (called South 03 degrees 25 minutes 37 seconds East) with the most westerly line of said 18.04 acre tract, same being the east line of said 1.24 acre tract to the **POINT OF BEGINNING** and containing **0.888** acres.

BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.

I hereby certify this metes and bounds is true and correct to the best of my knowledge, and belief, as surveyed on the ground, October 24, 2022.

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Louis W. Bergman, IV
R.P.L.S. No. 5815
22-318

