



FIELD NOTES DESCRIPTION

OF A

12.07 ACRE TRACT

TOWN OF LIBERTY LEAGUE SURVEY, ABSTRACT 358

ELIZABETH MUNSON LEAGUE SURVEY, ABSTRACT 88

DAYTON, LIBERTY COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 12.07 ACRES IN THE TOWN OF LIBERTY LEAGUE SURVEY, ABSTRACT 358, AND ELIZABETH MUNSON LEAGUE SURVEY, ASBTRACT 88, IN LIBERTY COUNTY, TEXAS, BEING OUT OF THE REMAINDER OF A CALLED 21.881 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RALPH W. WILSON AND MARY CATHERINE WILSON, RECORDED IN DOCUMENT NO. 2002052183 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS (OPRLCT); SAID 12.07 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1 inch iron pipe found in the east line of Sunset Heights Avenue (commonly called Brown Avenue, apparent 60' wide right-of-way), same being the northwest corner of a called 60' wide drainage, road, and utility easement, also being called Sunset Heights Avenue, filed in Volume 1328, Page 438 of The Official Records of Liberty County, Texas (ORLCT), same also being a northwest corner of said remaining 21.881 acre tract, same also being the southwest corner of a called 0.53 acre tract described in a deed to Don Albert Brown in Volume 760, Page 103 (ORLCT);

THENCE, with the north line of said 60' wide drainage, road, and utility easement (1328/438), same being the common line of said remaining 21.881 acre tract and said 0.53 acre tract, **N 88° 04' 01" E**, a distance of **196.00 feet** to a point for corner in the north line of said 60' wide drainage, road, and utility easement (1328/438), being an interior corner in said remaining 21.881 acre tract, same being the southeast corner of said 0.53 acre tract, from which a 5 inch treated fence corner post found bears **S 77° 48' 12" E**, a distance of 1.77 feet;

THENCE, with the common line of said remaining 21.881 acre tract and said 0.53 acre tract for the following two (2) courses and distances:

- 1) **N 02° 04' 11" W**, a distance of **120.00 feet** to a 1/2 inch iron rod found;
- 2) **S 87° 55' 49" W**, a distance of **196.00 feet** to a point for corner in the east line of said Sunset Heights Avenue, commonly called Brown Avenue, being a southwest corner of said remaining 21.881 acre tract, same being the northwest corner of said 0.53 acre tract, from which a 1/2 inch iron rod found bears **N 43° 26' 40" E**, a distance of 0.27 feet;

THENCE, with the west line of said remaining 21.881 acre tract, same being the east line of said Sunset Heights Avenue, commonly called Brown Avenue, **N 02° 04' 11" W**, a distance of **148.99 feet** to a point for corner in the southeast right-of-

way line of State Highway 90 (variable width right-of-way), being a northwest corner of said remaining 21.881 acre tract, from which a 1/2 inch iron rod found bears N 80° 56' 41" E, a distance of 0.26 feet;

THENCE, with a northwest line of said remaining 21.881 acre tract, same being the southeast right-of-way line of said State Highway 90, **N 40° 46' 55" E**, a distance of **169.22 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set in the southeast right-of-way line of said State Highway 90, being a north corner of said remaining 21.881 acre tract, same being the west corner of the west half of the remainder of a called 10.000 acre tract described in a deed to Satgur Investments, LLC., filed in Document No. 2002052180 (OPRLCT);

THENCE, with the common line of said remaining 21.881 acre tract and the west half of said remaining 10.000 acre tract, **S 43° 12' 44" E**, a distance of **119.69 feet** to an 'X' set in concrete being an interior corner in said remaining 21.881 acre tract, same being a southwest corner of the west half of said remaining 10.000 acre tract;

THENCE, with a north line of said remaining 21.881 acre tract, same being the south lines of the west half of said remaining 10.000 acre tract and a called 1.228 acre tract described in a deed to Harbhajan Singh and wife, Lakhwant Singh in Document No. 2003005202 (OPRLCT), **N 87° 56' 47" E**, passing a 1/2 inch iron rod found at a distance of 683.89 feet being the south common corner of the east half of said remaining 10.000 acre tract and said 1.228 acre tract, continuing on for a total distance of **1,136.76 feet** to a 1/2 inch iron rod found for an interior corner in said remaining 21.881 acre tract, same being the southeast corner of the east half of said remaining 10.000 acre tract;

THENCE, severing said remaining 21.881 acre tract, **N 87° 56' 47" E**, a distance of **167.69 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set in the west line of said 60' wide drainage, road, and utility easement (1328/438), being the northeast corner of the herein described tract;

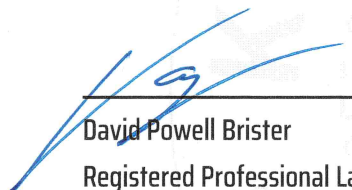
THENCE, with the west line of said 60' wide drainage, road, and utility easement (1328/438), **S 02° 04' 59" E**, a distance of **361.63 feet** to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set in the north line of a called 14.271 acre tract described in a deed to Ralph Wilson and Mary C. Wilson in Document No. 2003001970 (OPRLCT), same being in the south line of said 60' wide drainage, road, and utility easement (1328/438), same also being in the south line of said remaining 28.881 acre tract;

THENCE, with the south line of said remaining 21.881 acre tract, same being the south line of said 60' wide drainage, road, and utility easement (1328/438), same also being the north lines of said 14.271 acre tract, a called 0.5785 acre tract described in a deed to Jose Luis Carranco in Document No. 2021033343 (OPRLCT), and Lot 1 of the Banda Place subdivision, plat filed in Document No. 2022013244 (OPRLCT), being described in a deed to Adriana Banda in Document No. 2022002541 (OPRLCT), **S 87° 55' 01" W**, passing a 5/8 inch iron rod found at a distance of 1,135.72 feet, being the north common corner of said 14.271 acre tract and said 0.5785 acre tract, continuing on and passing a 5/8 inch iron rod found at a distance of 1,337.20 feet, being the north common corner of said 0.5785 acre tract and said Lot 1 of said Banda Place subdivision,

continuing on for a total distance of **1,498.37 feet** to a 1/2 inch iron rod found in the east line of said Sunset Heights Avenue, commonly called Brown Avenue, being the southwest corner of said 60' wide drainage, road, and utility easement (1328/438), same being the southwest corner of said remaining 21.881 acre tract, same also being the northwest corner of said Lot 1 of said Banda Place subdivision;

THENCE, through said Sunset Heights Avenue, being a west line of said remaining 21.881 acre tract, same being the west line of said 60' wide drainage, road, and utility easement (1328/438), same also being the east line of said Sunset Heights Avenue, commonly called Brown Avenue, **N 02° 04' 09" W**, a distance of **59.90 feet** to the **POINT OF BEGINNING** and containing **12.07 acres of land**, more or less.

Surveyed on the ground July 2024 under my supervision. See plat prepared July 2024 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00006104694866 (calculated using GEOID12B). Reference drawing: 24-741-TITLE.



7/17/24

David Powell Brister

Registered Professional Land Surveyor No. 6537



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