

METES AND BOUNDS DESCRIPTION
1.6865 ACRES
LOCATED IN THE
JOSEPH FENNER SURVEY, A-441,
LIBERTY COUNTY, TEXAS

Being a tract or parcel of land containing 1.6865 acres of land or 73,463 square feet, located in the Joseph Fenner Survey, Abstract 441, Liberty County, Texas; Said 1.6865 acre tract being out of and a part of a 2.5825 acre tract of record in the name of Jefferson C. Langham, SR. and Sonia Mcgee Langham in Liberty County Clerk's File (L.C.C.F.) Number 2022060347; Said 1.6865 acre tract being more particularly described as follows (bearings based on the Texas State Plane Coordinate System Central Zone 4203 (NAD 83):

BEGINNING at 5/8 inch iron rod found for the northeast corner of both the herein described tract and said 2.5825 acre tract, being the northwest corner of a called 2.25 acre tract of record in the name of Deci Management, Inc. in L.C.C.F. Number 2007014606, and also being the south Right-of-Way (R.O.W.) line of Highway 321 (also known as E. Houston Street);

THENCE, coincident the east line of both the herein described tract and said 2.5825 acre tract and the west line of said 2.25 acre tract, South 02 Degrees 22 Minutes 04 Seconds East, a distance of 294.32 feet to a 5/8 inch iron rod with (Gruller) cap set for the southeast corner of both the herein described tract and said 2.5825 acre tract, same being the southwest corner of said 2.25 acre tract;

THENCE, coincident the south line of both the herein described tract and said 2.5825 acre tract, South 87 degrees 37 minutes 56 seconds West, a distance of 382.95 feet to a 5/8 inch iron rod with "Gruller" cap set for the southwest corner of both the herein described tract and said 2.5825 acre tract and being on the east R.O.W. line of Tanner Avenue;

THENCE, coincident the west line of both the herein described tract and said 2.5825 acre tract and the east R.O.W. line of aforesaid Tanner Avenue, North 01 degrees 54 minutes 36 seconds West, a distance of 83.84 feet to a 5/8 inch iron rod with "Gruller" cap set for the northwest corner of the herein described tract;

THENCE, through and across said 2.5825 acre tract, the following two courses and distances:

1. North 87 degrees 21 minutes 41 seconds East, a distance of 186.71 feet to a 5/8 inch iron rod with "Gruller" cap set for a point for corner;
2. North 02 degrees 38 minutes 19 seconds West, a distance of 209.95 feet to a 5/8 inch iron rod with "Gruller" cap set for the most northerly northwest corner of the herein described tract, being on the north line of said 2.5825 acre tract and the south R.O.W. line of said Highway 321;

THENCE, coincident the north line of both the herein described tract and said 2.5825 acre tract and the south R.O.W. line of said Highway 321, North 87 degrees 43 minutes 59 seconds East, a distance of 196.57 feet to the **POINT OF BEGINNING** and containing 1.6865 acres of land.