

WASHBURN & COMPANY

Land Surveyors

P.O. Box 460 Cleveland, Texas

METES AND BOUNDS DESCRIPTION

6.2535 ACRES

F. J. C. SMILEY SURVEY, ABSTRACT No. 345

LIBERTY COUNTY, TEXAS

BEING a 6.2535 acre tract of land, situated in the F. J. C. Smiley Survey, Abstract No. 345, Liberty County, Texas, being all of that certain called 6.4971 acre tract described in instrument to Keith Bookman, in Clerk's File No. 2022042848 of the Official Public Records of Liberty County, being more fully described by metes and bounds as follows, with all bearings based on the Texas State Plane Coordinate System, Texas Central Zone, NAD83:

BEGINNING at a 1/2 inch iron rod, situated in the apparent, monumented and occupied southeastern right-of-way line of Farm To Market Highway (FM) 787, (125 foot right of way), found for an interior corner of a called 3.44 acre tract described in instrument to Michael L. Woods, et ux, in Clerk's File No. 20140107568, in the Official Public Records of Liberty County, and the west corner of the said called 6.4971 acre tract and the west corner and **POINT OF BEGINNING** of the herein described tract, from which a 5/8 inch iron rod with cap stamped "RPLS 5815" found for the northwest corner of the said called 3.44 acre tract, bears South 53°27'20" West, a distance of 35.81 feet;

THENCE North 55°08'10" East, along the southeastern right-of-way line of FM 787, a distance of 1100.29 feet to a 1/2" iron rod, found for the northwest corner of that certain called 1.01 acre tract, described in instrument to Tempe Wyatt, in Clerk's File No. 2021018705 of the Official Public Records of Liberty County, and the northeast corner of the said called 6.4971 acre tract, and the northeast corner of the herein described tract, from which a railroad spike found, within the right-of-way of FM Highway 787, bears North 30°46'13" West, a distance of 24.86 feet;

THENCE South 30°44'56" East, along the southwest line of the said called 1.01 acre Tempe Wyatt tract, a distance of 138.68 feet, to a 5/8" iron rod with cap stamped "RPLS 5815", found for the southwest corner of the said called 1.01 acre Tempe Wyatt tract, the northwest corner of that certain called 1.0 acre tract described in instrument to Zina M. Davis, in Volume 1307, Page 404 of the Official Public Records of Liberty County, the northeast corner of that certain called 0.50 acre tract described in instrument to Zina M. Davis, in Volume 1329, Page 416 of the Official Public Records of Liberty County, and being an interior corner of the said called 6.4971 acre tract, and the herein described tract, from which a 1/2 inch iron rod found at a barb wire fence corner, bears North 44°57'45" West, a distance of 4.63 feet;

THENCE South 82°05'34" West, along the north line of the said called 0.50 acre tract, a distance of 100.65 feet, to a 1/2" iron rod, found at a barb wire fence corner, for the northwest corner of the said called 0.50 acre tract, and an interior corner of the said called 6.4971 acre tract and the herein described tract;

THENCE South 07°49'16" East, along the west line of the said called 0.50 acre tract, a distance of 216.92 feet to a 1/2 inch iron rod found for its southwest corner, same being an interior corner of the said called 6.4971 acre tract and the herein described tract;

THENCE North 82°05'34" East, a distance of 100.65 feet, to a 5/8" iron rod set for the southeast corner of the said called 0.50 acre tract, an interior corner of that certain called 1.0 acre tract described in instrument

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to Charlie Hines and Renita Hines, in Volume 1906, Page 554 of the Official Public Records of Liberty County, and an exterior corner of the said called 6.4971 acre tract and the herein described tract;

THENCE South 11°25'43" West, along the lower west line of the said called 1.0 acre tract, a distance of 115.67 feet, to a 1/2" iron rod, found for the southwest corner of the said called 1.0 acre tract, the northwest corner of a called 0.8591 acre tract described in instrument to Charlie Hines in Clerk's File No. 2004003247, of the Official Public Records of Liberty County, an exterior corner of the said called 6.4971 acre tract, and the herein described tract;

THENCE South 12°21'07" West, a distance of 51.26 feet, to a 1/2" iron rod, found for an interior corner of the said called 0.8591 acre tract, and an exterior corner of the said called 6.4971 acre tract and the herein described tract;

THENCE South 68°42'55" West, a distance of 42.59 feet, to a 5/8" iron rod, found for an interior corner of the said called 0.8591 acre tract, and an exterior corner of the said called 6.4971 acre tract and the herein described tract;

THENCE South 85°54'10" West, a distance of 53.35 feet to a 1/2" iron rod, found for an interior corner of the said called 0.8591 acre tract, and an exterior corner of the said called 6.4971 acre tract and the herein described tract;

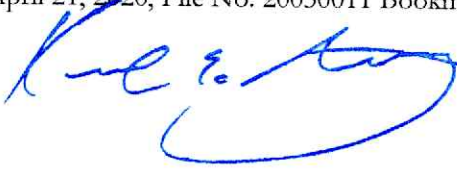
THENCE South 31°58'51" West, a distance of 76.01 feet, to a 1/2" iron rod, on the north line of that certain called 4.006 acre tract described in instrument to Jeneva Faye Scott in Clerk's File No. 2004019343 of the Official Public Records of Liberty County, found for the southwest corner of the said called 0.8591 acre tract, and the southeast corner of the said called 6.4971 acre tract and the herein described tract;

THENCE South 87°05'39" West, along the north line of the said called 4.006 acre tract, and the south line of the said called 6.4971 acre tract and the herein described tract, a distance of 237.45 feet, to a 3/4" iron rod, found for the northwest corner of the said called 4.006 acre tract, the northeast corner of the said called 3.44 acre tract, and an interior corner of the said called 6.4971 acre tract, and the herein described tract;

THENCE South 86°35'43" West, a distance of 600.10 feet to the **POINT OF BEGINNING**, containing a computed area of 6.2535 acres of land within this metes and bounds description.

Note 1:

The legal description herein stands to correct a previous survey of this tract called to be 6.4971 acres, dated April 21, 2020, File No. 20030011 Bookman.


Kenneth E. Savoy, R.P.L.S. 5730

05 August, 2025

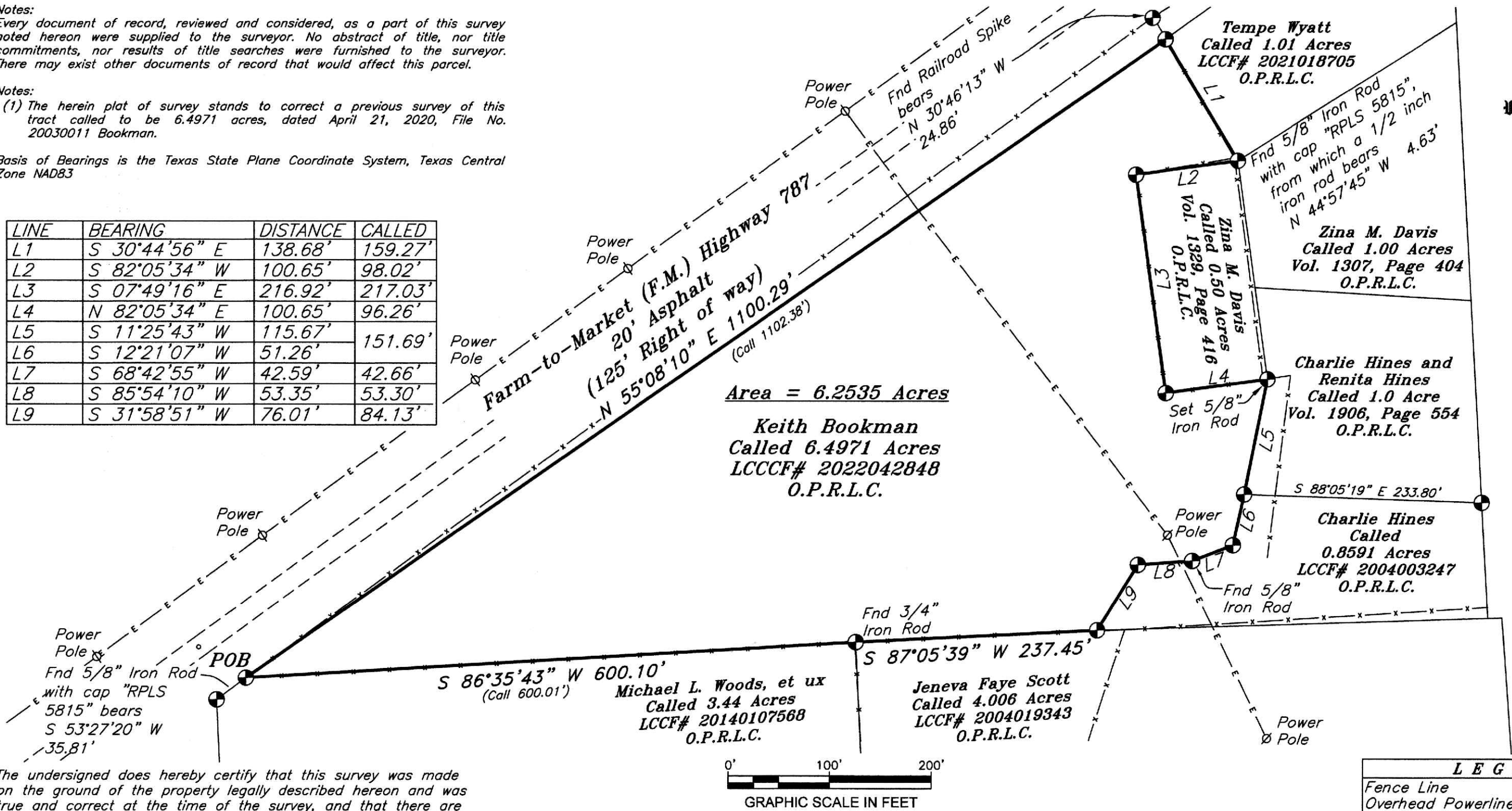


Notes:
Every document of record, reviewed and considered, as a part of this survey noted hereon were supplied to the surveyor. No abstract of title, nor title commitments, nor results of title searches were furnished to the surveyor. There may exist other documents of record that would affect this parcel.

Notes:
(1) The herein plat of survey stands to correct a previous survey of this tract called to be 6.4971 acres, dated April 21, 2020, File No. 20030011 Bookman.

Basis of Bearings is the Texas State Plane Coordinate System, Texas Central Zone NAD83

LINE	BEARING	DISTANCE	CALLED
L1	S 30°44'56" E	138.68'	159.27'
L2	S 82°05'34" W	100.65'	98.02'
L3	S 07°49'16" E	216.92'	217.03'
L4	N 82°05'34" E	100.65'	96.26'
L5	S 11°25'43" W	115.67'	151.69'
L6	S 12°21'07" W	51.26'	
L7	S 68°42'55" W	42.59'	42.66'
L8	S 85°54'10" W	53.35'	53.30'
L9	S 31°58'51" W	76.01'	84.13'



The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and was true and correct at the time of the survey, and that there are no visible and/or apparent discrepancies, conflicts, boundary line conflicts, encroachments, overlapping of improvements, easements, rights-of-way or utility easements, except as shown hereon and that said property has access to and from a dedicated roadway.

Dated this, the 5th day of August, 2025.

Kenneth E. Savoy

KENNETH E. SAVOY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5730



MAP OF SURVEY OF

6.2535 ACRES OF LAND, SITUATED IN THE F.J.C. SMILEY SURVEY, A-345, LIBERTY COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 6.4971 ACRE TRACT DESCRIBED IN INSTRUMENT TO KEITH BOOKMAN IN CLERK'S FILE No. 2022042848 IN THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, WITH ALL BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83

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LAND SURVEYORS

Residential, Commercial, Construction,
Industrial, Alta Surveys, Flood Certificates

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