

PAGE 2 – 11.0617 ACRES.

THENCE: North 89°00'00" West along the South line of this tract and the North right-of-way line of said F. M. Highway for a distance of 498.03 feet to a ½ inch iron rod, with cap, found for the Southwest corner of this tract in the West line of said called 1/3 of an acre tract. Said point being in the East right-of-way line of that certain 35 feet wide drainage easement described in Instrument dated November 11, 1955 and recorded in Volume 430 at Page 546 of the Deed Records of Liberty County, Texas, from E. Crichfield to L.C.W.C. & I.D. No. 1.

THENCE: North 30°09'00" East along the West line of this tract, the West line of said called 1/3 of an acre tract and the East line of said drainage easement for a distance of 66.96 feet to a ½ inch iron rod, with cap, found in the East line of that certain 3.39 acre tract of land conveyed to William Edward Franklin, et ux, by Deeds dated August 4 and 5, 1992 and recorded in Volume 1428 at Pages 556 and 559, respectively, of the Official Public Records of Liberty County, Texas and the West line of said called 50 acres. Said point being the Northernmost corner of said called 1/3 of an acre, an angle point in the East line of said drainage ditch and an angle point in the West line of this tract.

THENCE: North 01°45'10" East along the West line of this tract, the West line of said called 50 acres and the East line of said 3.39 acres for a distance of 462.18 feet to a ½ inch iron rod, with cap, found for an angle point in said line at the Northeast corner of said 3.39 acres and the Easternmost Southeast corner of said called 65.288 acres.

THENCE: North 00°23'03" East along the West line of this tract, the West line of said called 50 acres and the Northernmost East line of said called 65.288 acres for a distance of 507.49 feet to the PLACE OF BEGINNING and containing within these boundaries 11.0617 acres of land.

#### SURVEYOR'S CERTIFICATE

I, Juliene Ramsey, Registered Professional Land Surveyor No. 4379, do hereby certify that the foregoing field notes were prepared from an actual survey made on the ground, under my supervision in May of 2008 and that all lines, boundaries and landmarks are accurately described therein.

WITNESS my hand and seal at Baytown, Texas, this the 6<sup>th</sup> day of June, A. D., 2008.

*Juliene Ramsey*

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Registered Professional Land Surveyor No. 4379  
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STATE OF TEXAS)  
COUNTY OF LIBERTY)

FIELD NOTES of an 11.0617 acre tract of land situated in the Rebecca Pruitt Survey No. 116, Abstract 493, Liberty County, Texas, and being part of the residue of that certain called 50 acres conveyed by William E. Franklin, et ux, to Gertrude G. Cox Family, L.P. by Deed dated January 6, 1997 and recorded in Volume 1654 at Page 256 of the Official Public Records of Liberty County, Texas and part of that certain called 1/3 of an acre tract described in said Deed from Franklin, et ux, to Gertrude G. Cox Family, L.P. This 11.0617 acre tract of land is more particularly described by the following metes and bounds, to-wit:

NOTE: BEARINGS ARE BASED ON PLAT BEARINGS AND FOUND MONUMENTS OF AMENDING PLAT OF FRANKLIN FARMS SUBDIVISION AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2004001891 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS. REFERENCE IS MADE TO THE PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a 1-½ inch galvanized iron pipe found in the East line of that certain called 65.288 acre tract of land conveyed by Gertrude G. Cox to Gertrude Cox Family, L.P. by Deed dated January 6, 1997 and recorded in Volume 1654 at Page 265 of the Official Public Records of Liberty County, Texas, the East line of that certain 60.7699 acres Tract 1 surveyed this date and in the East line of that certain 35 feet wide drainage easement conveyed by E. Crichfield to L.C.W.C. & I.D. No. 1 dated November 11, 1955 and recorded in Volume 430 at Page 546 of the Deed Records of Liberty County, Texas. Said point being the Northwest corner of said called 50 acres, the Southwest corner of that certain called 94.099 acre tract conveyed by Wilbert W. Foerster, et ux, to Leroy Marcell Janacek, Jr., et ux, by Deed dated July 29, 1985 and recorded in Volume 1090 at Page 732 of the Official Public Records of Liberty County, Texas, and being the Northwest corner and POINT OF BEGINNING of this tract.

THENCE: South 89°26'59" East along the North line of this tract, the North line of said called 50 acres and the South line of said called 94.099 acres for a distance of 473.85 feet to a ½ inch iron rod, with cap, found for the Northeast corner of this tract.

THENCE: South 01°30'07" West along the East line of this tract for a distance of 1031.84 feet to a ½ inch iron rod, with cap, found in the North right-of-way line of F. M. Highway 1960 (right-of-way width varies) for the Southeast corner of this tract; from which a ½ inch iron rod found for the Southwest corner of said Amending Plat of Franklin Farms Subdivision bears South 89°00'00" East 952.48 feet.