

**JAMES E. GARON
& ASSOCIATES, INC.**
PROFESSIONAL LAND SURVEYORS

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LEGAL DESCRIPTION: BEING A 225.718 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE JAMES P. McFARLAND LEAGUE, ABSTRACT 232 AND THE MONTRAVILLE WOODS LEAGUE, ABSTRACT 115 IN FAYETTE COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 2008.648 ACRE TRACT OF LAND CONVEYED TO HIDEOUT SPRING, LLC BY DEED RECORDED IN VOLUME 1653, PAGES 808 & 825 OFFICIAL (DEED) RECORDS OF FAYETTE COUNTY, TEXAS; SAID 225.718 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JULY, 2008 AND NOVEMBER, 2013:

BEGINNING at a stone found for a westerly ell corner of said 2008.648 acre tract and McFarland Survey, the southeast corner of the Thomas Cochran Survey, Abstract 147, the southeast corner of that certain 966.25 acre tract of land conveyed to Alexander 263, LTD by deed recorded in Volume 1251, Page 807 of said deed records and the southwest corner hereof;

THENCE N 00°01'04" E a distance of 4529.30 feet with the east line of said 966.25 acre tract and Cochran survey and the west line of the McFarland and Woods Surveys to a petrified rock found for the northwest corner hereof and the southwest corner of that certain 296.5 acre tract of land conveyed to Melba Fay Young by deed recorded in Volume 1425, Page 632 of said deed records;

THENCE N 89°53'28" E a distance of 2985.39 feet to a rock pile found for the northeast corner hereof and the southeast corner of said 296.5 acre tract;

THENCE S 57°36'24" E a distance of 29.05 feet to an iron rod set for a corner on the westerly side of a ranch road;

THENCE along the westerly side of said ranch road the following eight (8) calls:

1. S 29°56'26" W a distance of 110.03 feet to an iron rod set for angle point;
2. S 16°12'32" W a distance of 108.76 feet to an iron rod set for angle point;
3. S 06°02'48" W a distance of 558.11 feet to an iron rod set for angle point;

4. S 02°53'53" W a distance of 80.04 feet to an iron rod set for angle point;
5. S 07°46'40" E a distance of 127.75 feet to an iron rod set for angle point;
6. S 17°37'59" E a distance of 90.93 feet to an iron rod set for angle point;
7. S 25°29'18" E a distance of 110.11 feet to an iron rod set for angle point;
8. S 49°24'55" E a distance of 87.34 feet to an iron rod set for corner in the center of a gravel road and 90' access and utility easement;

THENCE with the center line of said 90' access and utility easement the following six (6) calls:

1. S 43°07'26" W a distance of 1101.14 feet to a point of curvature of a curve to the left;
2. a distance of 571.08 feet along the arc of said curve to the left having a radius of 1207.99 feet and a chord bearing S 28°12'47" W 565.78 feet to an endpoint;
3. S 18°39'00" W a distance of 1039.42 feet to a point of curvature of a curve to the right;
4. a distance of 381.56 feet along the arc of said curve to the right having a radius of 1380.81 feet and a chord bearing S 27°58'38" W 380.34 feet to an endpoint;
5. S 27°10'53" W a distance of 342.35 feet to a point of curvature of a curve to the left;
6. a distance of 146.86 feet along the arc of said curve to the left having a radius of 972.32 feet and a chord bearing S 17°03'23" W 146.72 feet to an iron rod set on the northerly line of a 1276.671 acre tract for the southeasterly corner hereof;

THENCE S 79°09'09" W a distance of 1314.82 feet along said 1276.671 acre tract to the **POINT OF BEGINNING**, containing 225.718 acres of land, more or less and as shown on map of survey prepared herewith.



James E. Garon
Registered Professional Land Surveyor

Server; co\Fayette\surveys\JP McFarland\61313