

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

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March 28, 2023

LEGAL DESCRIPTION: BEING A 46.523 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE D.E. COLTON LEAGUE, ABSTRACT 33 IN FAYETTE COUNTY, TEXAS AND BEING THE REMAINDER OF THAT CERTAIN 47.751 ACRE TRACT OF LAND CONVEYED TO R.A. PEREIRO AND CATHERINE PEREIRO BY DEED RECORDED IN VOLUME 370, PAGE 210 DEED RECORDS, FAYETTE COUNTY, TEXAS; SAID 46.523 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN MARCH, 2023:

BEGINNING at a 3" x 3" concrete monument found in the northwesterly line of that certain 150.0 acre tract of land conveyed to the Judith Ann Smith Family Trust by deed recorded in Volume 1520, Page 168 official records, Fayette County, Texas for the southerly corner hereof and said Pereiro 47.751 acre tract;

THENCE N 49°00'39" W a distance of 210.63 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set on the northeasterly right-of-way (100') line of FM 1291 for the southerly corner of that certain 0.812 acre right-of-way easement conveyed in Volume 347, Page 514 of said deed records;

THENCE with said right-of-way easement the following three (3) calls:

1. a distance of 316.96 feet along the arc of ad curve to the left having a radius of 1959.86 feet and a chord bearing N 44°31'40" W, a chord length of 316.61 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set for the endpoint of said curve;
2. N 49°09'39" W a distance of 1109.70 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set for angle point;
3. N 01°23'39" W a distance of 128.52 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set in the southeasterly right-of-way line (100') line of Highway 237 for an angle point hereof;

THENCE N 41°44'56" E a distance of 322.81 feet along said right-of-way line of Highway 237 to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set for the westerly corner of that certain 6.744 acre tract of land conveyed to Micha Makowsky Van Marcke et al by deed recorded in Volume 1630, Page 888 of said official records;

THENCE with said 6.744 acre tract the following three (3) calls:

1. S 53°03'40" E a distance of 466.80 feet to a 3" x 3" concrete monument found for the southerly corner of said 6.744 acre tract;
2. N 38°33'33" E a distance of 207.20 feet to a 3" x 3" concrete monument found for an angle point of said 6.744 acre tract;
3. N 14°23'11" E a distance of 692.96 feet to a 3" x 3" concrete monument found for the northerly corner of said Pereiro 47.751 acre tract and a corner of that certain 2.561 acre tract of land conveyed to Craig Good and Patricia Good by deed recorded in Volume 821, Page 736 of said official records;

THENCE S 48°14'21" E a distance of 532.33 feet to a 3" x 3" concrete monument found for the southerly corner of said Good 2.561 acre tract;

THENCE N 40°50'34" E a distance of 129.82 feet to a 3" x 3" concrete monument found for the westerly corner of that certain 6.25 acre tract of land conveyed to Joyce Gest by deed recorded in Volume 1290, Page 602 of said official records;

THENCE S 48°50'53" E, passing a 1/2" iron rod found for the westerly corner of that certain 80.16 acre tract of land conveyed to Carol Fewell by deed recorded in Volume 1290, Page 605 of said official records at a distance of 94.79 feet and continuing for a total distance of 1034.38 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set for the easterly corner hereof and said Pereiro 47.751 acre tract from which a 1/2" iron rod found for the southerly corner of said Fewell 80.16 acre tract bears S 48°50'53" E a distance of 744.01 feet;

THENCE S 40°46'09" W, passing a 3" x 3" concrete monument found in fence line at a distance of 12.04 feet and continuing for a total distance of 1418.87 feet to the **POINT OF BEGINNING**, containing 46.523 acres of land, more or less and as shown on map of survey prepared herewith.

Surveyed by:

James E. Garon
Registered Professional Land Surveyor

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