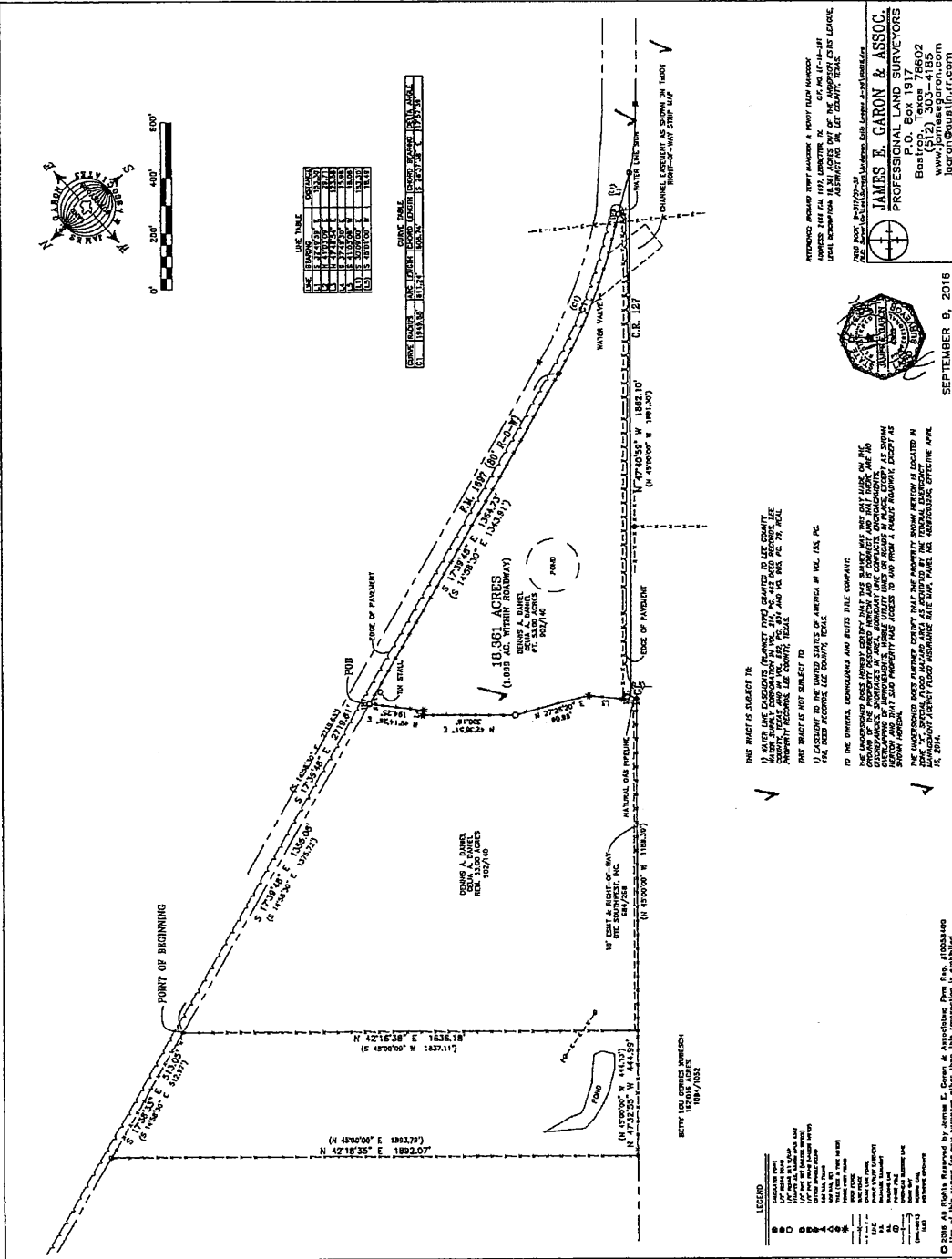




LINE	BEARING	DISTANCE	AREA
1	S 71° 29' 45" E	113.33	12,744.00
2	S 17° 30' 45" E	133.24	18,000.00
3	S 71° 29' 45" E	113.33	12,744.00
4	S 17° 30' 45" E	133.24	18,000.00
5	S 71° 29' 45" E	113.33	12,744.00
6	S 17° 30' 45" E	133.24	18,000.00
7	S 71° 29' 45" E	113.33	12,744.00
8	S 17° 30' 45" E	133.24	18,000.00

CRACK	BEARING	DISTANCE	AREA
1	S 71° 29' 45" E	113.33	12,744.00
2	S 17° 30' 45" E	133.24	18,000.00
3	S 71° 29' 45" E	113.33	12,744.00
4	S 17° 30' 45" E	133.24	18,000.00



THIS TRACT IS SUBJECT TO:  
 1) THE DEED RECORDS OF THE COUNTY OF LEE, MISSISSIPPI.  
 2) THE DEED RECORDS OF THE COUNTY OF LEE, MISSISSIPPI.  
 3) THE DEED RECORDS OF THE COUNTY OF LEE, MISSISSIPPI.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS LOCATED IN THE COUNTY OF LEE, MISSISSIPPI, AND THAT THE SURVEY IS ACCORDING TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

DATE: SEPTEMBER 9, 2016



**JAMES E. GARON & ASSOC.**  
 PROFESSIONAL LAND SURVEYORS  
 Box 176, Box 19176602  
 (512) 303-4185  
 www.jegaronsurvey.com  
 jgaron@jegaronsurvey.com

**LEGEND**

- Boundary Line
- - - - - Easement
- - - - - Right-of-Way
- - - - - Utility Line
- - - - - Other
- POND
- CRACK
- ▭ RIGHT-OF-WAY
- ▭ EASEMENT
- ▭ UTILITY
- ▭ OTHER

BY: J. E. GARON, Surveyor  
 DATE: SEPTEMBER 9, 2016

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

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512-303-4185  
Firm Reg. #10058400  
jgaron@austin.rr.com

September 22, 2016

**LEGAL DESCRIPTION:** BEING 18.361 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF THE ANDERSON ESTIS LEAGUE, ABSTRACT NO. 98 IN LEE COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 53.00 ACRE TRACT OF LAND CONVEYED TO DENNIS A. DANIEL AND CELIA A. DANIEL BY DEED RECORDED IN VOLUME 902, PAGE 140 REAL PROPERTY RECORDS, LEE COUNTY, TEXAS; SAID 18.361 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN SEPTEMBER, 2016:

**BEGINNING** at a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set on the westerly right-of-way line of F.M. Road 1697 for the northeasterly corner hereof from which a 1/2" iron rod found at a fence corner post on the westerly right-of-way line of F.M. Road 1697 for the northerly corner said Daniel 53.00 acre tract bears N 17°39'48" W a distance of 1355.08 feet;

THENCE along said right-of-way line, S 17°39'48" E a distance of 1364.73 feet to a concrete right-of-way monument found for the beginning of a curve to the left and a distance of 611.24 feet along the arc of said curve to the left having a radius of 1949.88 feet and a chord bearing S 26°37'38" E a distance of 608.74 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set for endpoint of curve;

THENCE S 32°49'59" E a distance of 153.30 feet continuing along said right-of-way line to a calculated point in CR 127 for the southerly corner hereof;

THENCE N 47°40'59" W a distance of 1882.10 feet along CR 127 to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set for the westerly or northwesterly corner hereof from which a 1/2" iron rod found at a fence corner post for a corner of said Daniel 53.00 acre tract and a corner of that certain 162.016 acre tract of land conveyed to Betty Lou Gerdes Kubesch by deed recorded in Volume 1084, Page 1052 of said real property records bears S 41°03'09" W a distance of 18.08 feet;

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THENCE with a fence crossing said Daniel 53.00 acre tract the following eight (8) calls:

1. N 41°03'09" E a distance of 29.71 feet to an angle point;
  2. N 47°48'54" E a distance of 123.58 feet to an angle point;
  3. N 29°58'28" E a distance of 70.99 feet to an angle point;
  4. N 27°26'20" E a distance of 90.98 feet to an angle point;
  5. N 27°21'15" E a distance of 114.39 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set at fence post;
  6. N 42°38'51" E a distance of 330.16 feet to a 15" Post Oak tree for corner;
  7. S 37°49'30" E a distance of 15.98 feet to a fence corner post;
  8. N 49°14'26" E a distance of 194.25 feet
- to the **POINT OF BEGINNING**, containing 18.361 acres of land, more or less, of which 1.099 acres lies within the fenced margin of CR 127 and as shown on map of survey prepared herewith.

Surveyed by:

James E. Garon  
Registered Professional Land Surveyor  
Co\Lee\Surveys\Anderson Estes Lg A-98\60816

