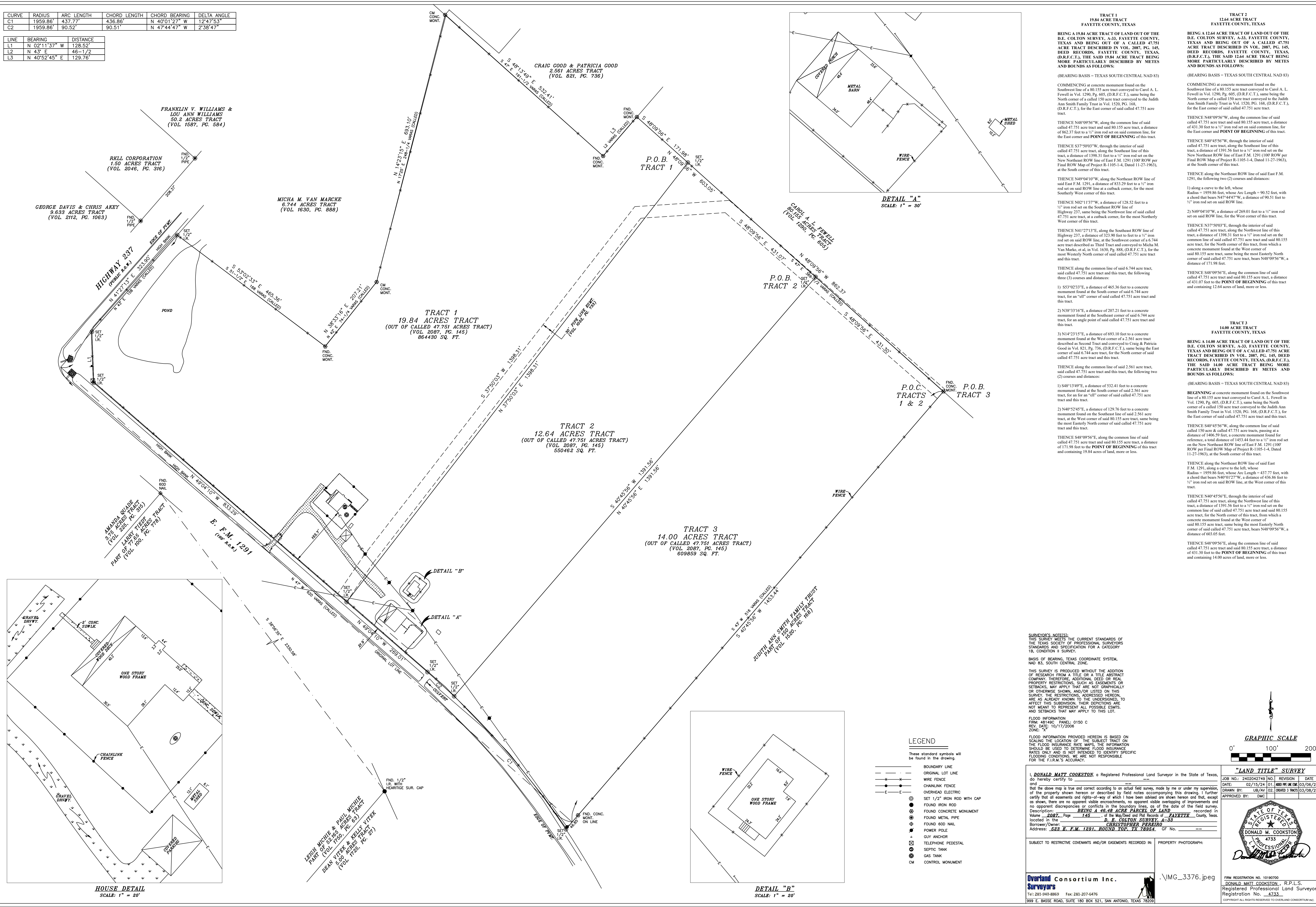


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1959.86'	437.77'	436.86'	N 40°01'27" W	124°47'53"
C2	1959.86'	90.52'	90.51'	N 47°44'47" W	2°38'47"

LINE	BEARING	DISTANCE
L1	N 02°11'37" W	128.52'
L2	N 45° E	46-1/2'
L3	N 40°52'45" E	129.76'



TRACT 1
19.84 ACRES TRACT
FAYETTE COUNTY, TEXAS

BEING A 19.84 ACRE TRACT OF LAND OUT OF THE D.E. COLTON SURVEY, A-33, FAYETTE COUNTY, TEXAS AND BEING OUT OF A CALLED 47.751 ACRES TRACT DESCRIBED IN VOL. 2087, PG. 145, DEED RECORDS, FAYETTE COUNTY, TEXAS, (D.R.F.C.T.), THE SAID 19.84 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(BEARING BASIS - TEXAS SOUTH CENTRAL NAD 83)

COMMENCING at concrete monument found on the Southwest line of a 80.155 acre tract conveyed to Carol A. L. Fewell in Vol. 1290, Pg. 665, (D.R.F.C.T.), same being the North corner of a called 150 acre tract conveyed to the Judith Ann Smith Family Trust in Vol. 1520, Pg. 168, (D.R.F.C.T.), for the East corner of said called 47.751 acre tract.

THENCE N48°09'56"W, along the common line of said called 47.751 acre tract and said 80.155 acre tract, a distance of 431.30 feet to a 1/2" iron rod set on said common line, for the East corner and POINT OF BEGINNING of this tract.

THENCE S40°45'56"E, through the interior of said called 47.751 acre tract, along the Southeast line of this tract, a distance of 1391.56 feet to a 1/2" iron rod set on the New Northeast ROW line of East F.M. 1291 (100' ROW per Final ROW Map of Project R-1105-1-4, Dated 11-27-1963), at the South corner of this tract.

THENCE S37°50'03"W, through the interior of said called 47.751 acre tract, along the Southeast line of this tract, a distance of 323.90 feet to a 1/2" iron rod set on said ROW line, at the Southwest corner of a 6.744 acre tract described as Third Tract and conveyed to Micha M. Van Marke, et al, in Vol. 1630, Pg. 888, (D.R.F.C.T.), for the most Westerly North corner of said called 47.751 acre tract and this tract.

THENCE along the common line of said 6.744 acre tract, said called 47.751 acre tract and this tract, the following three (3) courses and distances:

- 1) S53°02'33"E, a distance of 465.36 feet to a concrete monument found at the South corner of said 6.744 acre tract, for an "ell" corner of said called 47.751 acre tract and this tract.
- 2) N38°33'16"E, a distance of 207.21 feet to a concrete monument found at the Southeast corner of said 6.744 acre tract, for an angle point of said called 47.751 acre tract and this tract.
- 3) N14°23'15"E, a distance of 693.10 feet to a concrete monument found at the West corner of a 2.561 acre tract, said called 47.751 acre tract and this tract, the following two (2) courses and distances:

1) S48°13'49"E, a distance of 532.41 feet to a concrete monument found at the South corner of said 2.561 acre tract, for an "ell" corner of said called 47.751 acre tract and this tract.

2) N49°52'45"E, a distance of 120.76 feet to a concrete monument found at the Southeast line of said 2.561 acre tract, at the West corner of said 80.155 acre tract, same being the most Easterly North corner of said called 47.751 acre tract and this tract.

THENCE S48°09'56"E, along the common line of said called 47.751 acre tract and said 80.155 acre tract, a distance of 171.98 feet to the POINT OF BEGINNING of this tract and containing 19.84 acres of land, more or less.

THENCE along the Northeast ROW line of said East F.M. 1291, along a curve to the left, whose Radius = 1959.86 feet, whose Arc Length = 437.77 feet, with a chord that bears N49°01'27"W, a distance of 436.86 feet to 1/2" iron rod set on said ROW line, at the West corner of this tract.

THENCE N40°45'56"E, through the interior of said called 47.751 acre tract, along the Northwest line of this tract, a distance of 1391.56 feet to a 1/2" iron rod set on the common line of said called 47.751 acre tract and said 80.155 acre tract, for the North corner of this tract, from which a concrete monument found at the West corner of said 80.155 acre tract, same being the most Easterly North corner of said called 47.751 acre tract, bears N48°09'56"W, a distance of 603.05 feet.

THENCE S48°09'56"E, along the common line of said called 47.751 acre tract and said 80.155 acre tract, a distance of 431.30 feet to the POINT OF BEGINNING of this tract and containing 14.00 acres of land, more or less.

TRACT 2
12.64 ACRE TRACT
FAYETTE COUNTY, TEXAS

BEING A 12.64 ACRE TRACT OF LAND OUT OF THE D.E. COLTON SURVEY, A-33, FAYETTE COUNTY, TEXAS AND BEING OUT OF A CALLED 47.751 ACRES TRACT DESCRIBED IN VOL. 2087, PG. 145, DEED RECORDS, FAYETTE COUNTY, TEXAS, (D.R.F.C.T.), THE SAID 12.64 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(BEARING BASIS - TEXAS SOUTH CENTRAL NAD 83)

COMMENCING at concrete monument found on the Southwest line of a 80.155 acre tract conveyed to Carol A. L. Fewell in Vol. 1290, Pg. 665, (D.R.F.C.T.), same being the North corner of a called 150 acre tract conveyed to the Judith Ann Smith Family Trust in Vol. 1520, Pg. 168, (D.R.F.C.T.), for the East corner of said called 47.751 acre tract.

THENCE N48°09'56"W, along the common line of said called 47.751 acre tract and said 80.155 acre tract, a distance of 431.30 feet to a 1/2" iron rod set on said common line, for the East corner and POINT OF BEGINNING of this tract.

THENCE S40°45'56"E, through the interior of said called 47.751 acre tract, along the Southeast line of this tract, a distance of 1391.56 feet to a 1/2" iron rod set on the New Northeast ROW line of East F.M. 1291 (100' ROW per Final ROW Map of Project R-1105-1-4, Dated 11-27-1963), at the South corner of this tract.

THENCE S37°50'03"W, through the interior of said called 47.751 acre tract, along the Southeast line of this tract, a distance of 323.90 feet to a 1/2" iron rod set on said ROW line, at the Southwest corner of a 6.744 acre tract described as Third Tract and conveyed to Micha M. Van Marke, et al, in Vol. 1630, Pg. 888, (D.R.F.C.T.), for the most Westerly North corner of said called 47.751 acre tract and this tract.

THENCE along the common line of said 6.744 acre tract, said called 47.751 acre tract and this tract, the following three (3) courses and distances:

- 1) S53°02'33"E, a distance of 465.36 feet to a concrete monument found at the South corner of said 6.744 acre tract, for an "ell" corner of said called 47.751 acre tract and this tract.
- 2) N38°33'16"E, a distance of 207.21 feet to a concrete monument found at the Southeast corner of said 6.744 acre tract, for an angle point of said called 47.751 acre tract and this tract.
- 3) N14°23'15"E, a distance of 693.10 feet to a concrete monument found at the West corner of a 2.561 acre tract, said called 47.751 acre tract and this tract, the following two (2) courses and distances:

1) S48°13'49"E, a distance of 532.41 feet to a concrete monument found at the South corner of said 2.561 acre tract, for an "ell" corner of said called 47.751 acre tract and this tract.

2) N49°52'45"E, a distance of 120.76 feet to a concrete monument found at the Southeast line of said 2.561 acre tract, at the West corner of said 80.155 acre tract, same being the most Easterly North corner of said called 47.751 acre tract and this tract.

THENCE S48°09'56"E, along the common line of said called 47.751 acre tract and said 80.155 acre tract, a distance of 171.98 feet to the POINT OF BEGINNING of this tract and containing 12.64 acres of land, more or less.

THENCE along the Northeast ROW line of said East F.M. 1291, along a curve to the left, whose Radius = 1959.86 feet, whose Arc Length = 437.77 feet, with a chord that bears N49°01'27"W, a distance of 436.86 feet to 1/2" iron rod set on said ROW line, at the West corner of this tract.

THENCE N40°45'56"E, through the interior of said called 47.751 acre tract, along the Northwest line of this tract, a distance of 1391.56 feet to a 1/2" iron rod set on the common line of said called 47.751 acre tract and said 80.155 acre tract, for the North corner of this tract, from which a concrete monument found at the West corner of said 80.155 acre tract, same being the most Easterly North corner of said called 47.751 acre tract, bears N48°09'56"W, a distance of 603.05 feet.

THENCE S48°09'56"E, along the common line of said called 47.751 acre tract and said 80.155 acre tract, a distance of 431.30 feet to the POINT OF BEGINNING of this tract and containing 14.00 acres of land, more or less.

TRACT 3
14.00 ACRE TRACT
FAYETTE COUNTY, TEXAS

BEING A 14.00 ACRE TRACT OF LAND OUT OF THE D.E. COLTON SURVEY, A-33, FAYETTE COUNTY, TEXAS AND BEING OUT OF A CALLED 47.751 ACRES TRACT DESCRIBED IN VOL. 2087, PG. 145, DEED RECORDS, FAYETTE COUNTY, TEXAS, (D.R.F.C.T.), THE SAID 14.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(BEARING BASIS - TEXAS SOUTH CENTRAL NAD 83)

COMMENCING at concrete monument found on the Southwest line of a 80.155 acre tract conveyed to Carol A. L. Fewell in Vol. 1290, Pg. 665, (D.R.F.C.T.), same being the North corner of a called 150 acre tract conveyed to the Judith Ann Smith Family Trust in Vol. 1520, Pg. 168, (D.R.F.C.T.), for the East corner of said called 47.751 acre tract and this tract.

THENCE N48°09'56"W, along the common line of said called 47.751 acre tract and said 80.155 acre tract, a distance of 431.30 feet to a 1/2" iron rod set on said common line, for the East corner and POINT OF BEGINNING of this tract.

THENCE S40°45'56"E, through the interior of said called 47.751 acre tract, along the Southeast line of this tract, a distance of 1391.56 feet to a 1/2" iron rod set on the New Northeast ROW line of East F.M. 1291 (100' ROW per Final ROW Map of Project R-1105-1-4, Dated 11-27-1963), at the South corner of this tract.

THENCE S37°50'03"W, through the interior of said called 47.751 acre tract, along the Southeast line of this tract, a distance of 323.90 feet to a 1/2" iron rod set on said ROW line, at the Southwest corner of a 6.744 acre tract described as Third Tract and conveyed to Micha M. Van Marke, et al, in Vol. 1630, Pg. 888, (D.R.F.C.T.), for the most Westerly North corner of said called 47.751 acre tract and this tract.

THENCE along the common line of said 6.744 acre tract, said called 47.751 acre tract and this tract, the following three (3) courses and distances:

- 1) S53°02'33"E, a distance of 465.36 feet to a concrete monument found at the South corner of said 6.744 acre tract, for an "ell" corner of said called 47.751 acre tract and this tract.
- 2) N38°33'16"E, a distance of 207.21 feet to a concrete monument found at the Southeast corner of said 6.744 acre tract, for an angle point of said called 47.751 acre tract and this tract.
- 3) N14°23'15"E, a distance of 693.10 feet to a concrete monument found at the West corner of a 2.561 acre tract, said called 47.751 acre tract and this tract, the following two (2) courses and distances:

1) S48°13'49"E, a distance of 532.41 feet to a concrete monument found at the South corner of said 2.561 acre tract, for an "ell" corner of said called 47.751 acre tract and this tract.

2) N49°52'45"E, a distance of 120.76 feet to a concrete monument found at the Southeast line of said 2.561 acre tract, at the West corner of said 80.155 acre tract, same being the most Easterly North corner of said called 47.751 acre tract and this tract.

THENCE S48°09'56"E, along the common line of said called 47.751 acre tract and said 80.155 acre tract, a distance of 171.98 feet to the POINT OF BEGINNING of this tract and containing 14.00 acres of land, more or less.

THENCE along the Northeast ROW line of said East F.M. 1291, along a curve to the left, whose Radius = 1959.86 feet, whose Arc Length = 437.77 feet, with a chord that bears N49°01'27"W, a distance of 436.86 feet to 1/2" iron rod set on said ROW line, at the West corner of this tract.

THENCE N40°45'56"E, through the interior of said called 47.751 acre tract, along the Northwest line of this tract, a distance of 1391.56 feet to a 1/2" iron rod set on the common line of said called 47.751 acre tract and said 80.155 acre tract, for the North corner of this tract, from which a concrete monument found at the West corner of said 80.155 acre tract, same being the most Easterly North corner of said called 47.751 acre tract, bears N48°09'56"W, a distance of 603.05 feet.

THENCE S48°09'56"E, along the common line of said called 47.751 acre tract and said 80.155 acre tract, a distance of 431.30 feet to the POINT OF BEGINNING of this tract and containing 14.00 acres of land, more or less.

SURVEYOR'S NOTES:
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1B, CONDITION II SURVEY.

THIS SURVEY IS PREPARED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION, THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE EASEMENTS AND SETBACKS THAT MAY APPLY TO THIS LOT.

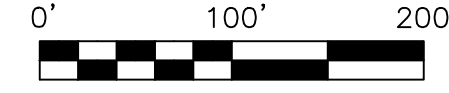
FLOOD INFORMATION:
FIRM: 4819C; PANEL: 0150 C
REV. DATE: 10/17/2006
ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THIS INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

LEGEND

- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - - - ORIGINAL LOT LINE
 - WIRE FENCE
 - CHAINLINK FENCE
 - OVERHEAD ELECTRIC
 - ⊙ SET 1/2" IRON ROD WITH CAP
 - FOUND IRON ROD
 - ⊕ FOUND CONCRETE MONUMENT
 - ⊕ FOUND METAL MONUMENT
 - ⊕ FOUND 600 NAIL
 - ⊕ POWER POLE
 - ⊕ GUY ANCHOR
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ SEPTIC TANK
 - ⊕ GAS TANK
 - CM CONTROL MONUMENT

GRAPHIC SCALE



I, **DONALD MATT COOKSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to _____

that the above map is true and correct according to an actual field survey, made by me or under my supervision of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.

Description: **DIVING A 48.48 ACRE PARCEL OF LAND** recorded to Volume 2087, Page 145, of the Map/Deed and Plat Records of FAYETTE County, Texas, located in the D. E. COLTON SURVEY, A-33 Borrower/Owner CHRISTOPHER PEREIRO Address: 523 E. F.M. 1291, ROUND TOP, TX 78854, GF No. _____

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: _____ PROPERTY PHOTOGRAPH: _____

Overland Consortium Inc.
Firm Registration No. 10190700
Registered Professional Land Surveyor
Registration No. 4733
1999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78220

Professional Seal:
DONALD MATT COOKSTON, R.P.L.S.
4733