

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

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July 13, 2016

LEGAL DESCRIPTION: BEING A 39.538 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE A. NANTZ SURVEY, ABSTRACT NO. 246 IN LEE COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 102 ACRE TRACT OF LAND CONVEYED TO IDA TURNER BEAUCHAMP BY DEED RECORDED IN VOLUME 46, PAGE 593 AND BEING DESCRIBED IN VOLUME 208, PAGE 184 DEED RECORDS, LEE COUNTY, TEXAS; SAID 39.538 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JULY, 2016:

BEGINNING at a 1/2" iron rod found on the east margin of Lee County Road 302 for the southwesterly corner hereof and said Beauchamp 102 acre tract and the southwesterly corner of that certain 1.51 acre tract of land conveyed to James C. Slone and Elizabeth D.J. Slone by deed recorded in Document #2008035586 official records, Williamson County, Texas;

THENCE N 68°18'52" E a distance of 815.11 feet to a 1/2" iron rod found for an ell corner hereof and southeast corner of that certain 5.459 acre tract of land conveyed to Greg Pima and Modesta Pima by deed recorded in Document #2011035043 official records, Williamson County, Texas;

THENCE N 21°41'54" W a distance of 27.85 feet to a fence corner post found for an ell corner hereof and the southwest corner of that certain 221.66 acre tract of land conveyed to Delphine Marie Price by deed recorded in Document #2014078524 official records, Williamson County, Texas;

THENCE N 68°15'36" E a distance of 621.79 feet to a fence corner post found for the northeast corner hereof and said Beauchamp 102 acre tract and the northwest corner of that certain tract of land conveyed to the Oscar Lawhon Estate and described by deed recorded in Volume 313, Page 38 deed records, Lee County, Texas;

THENCE S 18°11'20" E a distance of 1136.89 feet to a fence corner post found for an ell corner hereof and of said Beauchamp and Lawhon tracts;

THENCE N 69°26'07" E a distance of 272.46 feet to a fence corner post found for corner;

THENCE crossing said Beauchamp 102 acre tract the following three (3) calls:

1. S 20°51'38" W a distance of 528.61 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set in fence line for corner;
2. N 81°33'39" W a distance of 783.12 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set for angle point;
3. S 84°03'10" W a distance of 628.59 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set on the east margin of Lee County Road 302 for the southwest corner hereof;

THENCE N 21°41'39" W a distance of 937.57 feet along Lee County Road 302 to the **POINT OF BEGINNING**, containing 39.538 acres of land, more or less.

Surveyed by:

James E. Garon
Registered Professional Land Surveyor
Co\Lee\Surveys\J D Jamison\10916-39AC

