

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

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May 7, 2019

LEGAL DESCRIPTION: BEING A 272.657 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE CLAIBORNE LAWRENCE SURVEY, ABSTRACT NO. 189 IN LEE COUNTY, TEXAS AND THE REMAINDER OF THAT CERTAIN 869 ACRE TRACT OF LAND, LYING NORTH OF FM 1697, CONVEYED TO RAY JENSEN BY DEED RECORDED IN VOLUME 106, PAGE 619, DEED RECORDS, LEE COUNTY, TEXAS AND ALL OF THAT CERTAIN 3.325 ACRE TRACT OF LAND CONVEYED BY DEED RECORDED IN VOLUME 656, PAGE 569 OF SAID DEED RECORDS; SAID 272.657 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN FEBRUARY, 2019:

BEGINNING at a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set in the northwesterly right-of-way line of FM 1697 for the southwesterly corner hereof and a corner of that certain 259.3 acre tract of land conveyed to Sixteen Ninety-Seven Ltd. by deed recorded in Volume 791, Page 538 of said deed records;

THENCE with the westerly line hereof, common with said Sixteen Ninety-Seven Ltd. 259.3 acre tract the following three (3) calls:

1. N 51°51'50" W a distance of 585.00 feet to a 6" cedar fence post for corner;
2. N 20°25'15" E a distance of 170.18 feet to a fence post for angle point;
3. N 35°28'26" E a distance of 164.89 feet to a calculated point in Creek Branch;

THENCE continuing with said line and the approximate center of said Creek Branch the following nine-teen (19) calls:

1. N 03°59'22" W a distance of 178.22 feet;
2. N 03°28'21" E a distance of 117.09 feet;
3. N 08°39'15" W a distance of 143.31 feet;
4. N 08°49'14" W a distance of 158.19 feet;
5. N 31°10'07" E a distance of 62.17 feet;
6. N 10°18'01" W a distance of 98.32 feet;
7. N 07°50'31" W a distance of 72.64 feet;
8. N 35°38'37" W a distance of 43.67 feet;
9. N 46°16'53" W a distance of 103.08 feet;
10. N 51°11'41" W a distance of 108.91 feet;
11. N 08°15'06" E a distance of 86.10 feet;

12. N 03°07'26" E a distance of 57.23 feet;
13. N 01°01'34" E a distance of 76.86 feet;
14. N 03°48'21" E a distance of 33.57 feet;
15. N 10°15'18" E a distance of 57.62 feet;
16. N 11°01'03" W a distance of 89.66 feet;
17. N 08°11'03" W a distance of 59.53 feet;
18. N 48°03'53" W a distance of 73.86 feet;
19. N 23°24'55" W a distance of 81.95 feet;

THENCE S 54°08'22" W a distance of 22.54 feet, leaving said Creek Branch to a railroad cross tie fence corner post;

THENCE continuing with said line the following five (5) calls:

1. N 01°20'34" E a distance of 803.65 feet to a railroad cross tie fence post for angle point;
2. N 16°10'08" E a distance of 733.57 feet to a railroad cross tie gate post for angle point;
3. N 35°57'09" E a distance of 505.48 feet to a 38" pin oak tree and old fence corner;
4. N 45°08'56" E a distance of 387.52 feet to a railroad cross tie fence post for angle point;
5. N 29°09'38" E, passing said Sixteen Ninety-Seven Ltd. 259.3 acre tract at a distance of 118.37 feet and continuing for a total distance of 1049.83 feet to a brass disk stamped "US Army Corp of Engineers" found for the northerly or northwesterly corner hereof;

THENCE along the northerly line hereof and US Army Corp of Engineers Tract 1307E the following seven (7) calls:

1. S 37°52'07" E a distance of 477.97 feet to a brass disk stamped "US Army Corp of Engineers" found for angle point;
2. S 04°28'07" W a distance of 517.98 feet to a brass disk stamped "US Army Corp of Engineers" found for angle point;
3. N 79°46'30" E a distance of 787.61 feet to a brass disk stamped "US Army Corp of Engineers" found for angle point;
4. S 31°38'57" E a distance of 301.54 feet to a brass disk stamped "US Army Corp of Engineers" found for angle point;
5. S 53°04'58" E a distance of 1030.65 feet to a brass disk stamped "US Army Corp of Engineers" found for angle point;
6. S 71°20'20" E a distance of 385.03 feet to a brass disk stamped "US Army Corp of Engineers" found for angle point;
7. N 78°57'19" E a distance of 705.98 feet to a brass disk stamped "US Army Corp of Engineers" found in the northwesterly margin of CR 124 for the northeasterly corner hereof;

THENCE along CR 124, as generally fenced, the following twenty-one (21) calls:

1. S 41°54'07" W a distance of 234.14 feet;
2. S 39°05'04" W a distance of 370.31 feet to a F-PI;
3. S 42°12'44" W a distance of 334.09 feet;
4. S 41°01'53" W a distance of 1112.73 feet;
5. S 24°30'17" W a distance of 167.31 feet;
6. S 17°35'51" W a distance of 201.70 feet;
7. S 24°59'41" W a distance of 82.60 feet;
8. S 35°54'50" W a distance of 99.22 feet;
9. S 41°10'22" W a distance of 53.63 feet;
10. S 47°46'33" W a distance of 173.29 feet to the approximate northeasterly corner of said 3.325 acre tract;
11. S 46°24'02" W a distance of 117.39 feet;
12. S 38°36'47" W a distance of 126.94 feet;
13. S 27°08'42" W a distance of 127.62 feet;
14. S 12°47'37" W a distance of 80.44 feet to a 1/2" iron rod found;
15. S 11°11'28" W a distance of 20.23 feet;
16. S 13°30'30" W a distance of 84.68 feet;
17. S 18°59'03" W a distance of 98.90 feet;
18. S 25°15'27" W a distance of 97.20 feet to a 1/2" iron rod found;
19. S 28°02'56" W a distance of 136.90 feet;
20. S 28°09'45" W a distance of 161.74 feet;
21. S 53°01'01" W a distance of 76.85 feet to a point on the curving, northerly right-of-way (80') line of FM 1697;

THENCE along said right-of-way line, a distance of 1601.53 feet along the arc of said curving line to the left having a radius of 1677.02 feet and a chord bearing S 70°21'52" W a distance of 1541.36 feet to a concrete right-of-way monument found for endpoint and S 43°00'23" W a distance of 18.35 feet to the **POINT OF BEGINNING**, containing 272.657 acres of land, more or less and as shown on map of survey prepared herewith.

Surveyed by:

James E. Garon
Registered Professional Land Surveyor
Co\Lee\Surveys\C Lawrence A-189\78318-N

