

TRACT 1
5.20 ACRE TRACT
FAYETTE COUNTY, TEXAS

BEING A 5.20 ACRE TRACT OF LAND OUT OF THE D.E. COLTON SURVEY, A-33, FAYETTE COUNTY, TEXAS AND BEING OUT OF A CALLED 47.751 ACRE TRACT DESCRIBED IN VOL. 2087, PG. 145, DEED RECORDS, FAYETTE COUNTY, TEXAS, (D.R.F.C.T.), THE SAID 5.20 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(BEARING BASIS = TEXAS SOUTH CENTRAL NAD 83)

BEGINNING at concrete monument found for an interior corner on the northwest line of said 47.751-acre tract and the south 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.)

THENCE S17°55'20"W, through the interior of said 47.751-acre tract, a distance of 206.35 feet to a ½" iron rod set for an easterly corner of the here-in described tract.

THENCE S40°55'50"W, continuing through the interior of said called 47.751 acre tract, a distance of 260.00 feet to a ½" 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 N49°04'10"W, along the Northeast ROW line of said East F.M. 1291, a distance of 460.00 feet to a ½" iron rod set on said ROW line at a cutback corner, for the most Southerly West corner of this tract.

THENCE N02°11'37"W, a distance of 128.52 feet to a ½" iron rod set on the Southeast ROW line of Highway 237, same being the Northwest line of said called 47.751 acre tract, at a cutback corner, for the most Northerly West corner of this tract.

THENCE N41°27'13"E, along the Southeast ROW line of Highway 237, a distance of 323.90 feet to a ½" iron rod set on said ROW line, at the Southwest corner of said 6.744-acre tract, for the most Westerly North corner of said called 47.751-acre tract and this tract.

THENCE S53°02'33"E, along the common line of said 6.744-acre tract, said called 47.751 acre tract and this tract a distance of 465.36 feet to the **POINT OF BEGINNING** of this tract and containing 5.20 acres of land, more or less.

Luther J. Daly
Registered Professional Land Surveyor
Texas Registration No. 6150

05/15/2024

