

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1 | 1959.86' | 528.29' | 526.69' | N 41°20'51" W | 15°26'39" |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 02°11'37" W | 128.52' |
| L2 | N 43° E | 46-1/2' |
| L3 | N 40°52'45" E | 129.76' |

FRANKLIN V. WILLIAMS & LOU ANN WILLIAMS
50.2 ACRES TRACT
(VOL. 1587, PG. 584)

RKLL CORPORATION
1.50 ACRES TRACT
(VOL. 2046, PG. 316)

GEORGE DAVIS & CHRIS AKEY
9.633 ACRES TRACT
(VOL. 2112, PG. 1063)

MICHA M. VAN MARCKE
6.744 ACRES TRACT
(VOL. 1630, PG. 888)

CRAIG GOOD & PATRICIA GOOD
2.561 ACRES TRACT
(VOL. 821, PG. 736)



DETAIL "A"
SCALE: 1" = 30'

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 1/2" 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 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 N49°04'10"W, along the Northeast ROW line of said East F.M. 1291, a distance of 460.00 feet to a 1/2" 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 1/2" iron rod set on the Southeast ROW line of Highway 237, some 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 1/2" 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 S83°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.

TRACT 2
2.23 ACRE TRACT
FAYETTE COUNTY, TEXAS

BEING A 2.23 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 2.23 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(BEARING BASIS = TEXAS SOUTH CENTRAL NAD 83)

COMMENCING 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 1/2" iron rod set for the north corner and POINT OF BEGINNING of this tract.

THENCE S40°04'10"E, through the interior of said called 47.751 acre tract, along the Northeast line of this tract, a distance of 374.00 feet to a 1/2" iron rod set for the east corner of this tract.

THENCE S40°55'50"W, continuing through the interior of said 47.751-acre tract, a distance of 260.00 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 N49°04'10"W, along the Northeast ROW line of said East F.M. 1291, a distance of 374.00 feet, to a 1/2" iron rod set on said ROW line, for the West corner of this tract.

THENCE N40°55'50"E, through the interior of said called 47.751 acre tract, along the Northwest line of this tract, a distance of 260.00 feet, to the POINT OF BEGINNING of this tract and containing 2.23 acres of land, more or less.

TRACT 3
39.05 ACRE TRACT
FAYETTE COUNTY, TEXAS

BEING A 39.05 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 39.05 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 along the common line of said 6.744-acre tract, said called 47.751-acre tract and this tract, the following two (2) courses and distances:

1) N03°33'18"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.

2) N02°11'37"E, a distance of 683.10 feet to a concrete monument found at the West corner of a 2.561-acre tract described as Second Tract and conveyed to Craig & Patricia Good in Vol. 821, Pg. 736, (D.R.F.C.T.), same being the East corner of said 6.744-acre tract, for the North corner of said called 47.751-acre tract and this tract.

THENCE along the common line of said 2.561-acre tract, said called 47.751-acre tract and this tract, the following two (2) courses and distances:

1) S41°12'49"E, a distance of 532.41 feet to a concrete monument found at the South corner of said 2.561-acre tract, for the northerly interior corner of said called 47.751-acre tract and this tract.

2) N40°52'45"E, a distance of 129.76 feet to a concrete monument found on the Southeast line of said 2.561-acre tract, at the West corner of a 60.155-acre tract conveyed to Carol A. L. Fessell in Vol. 1260, Pg. 805, (D.R.F.C.T.), same being the most Easterly North corner of said called 47.751-acre tract and this tract.

THENCE S40°52'45"E, along the common line of said called 47.751-acre tract and said 60.155-acre tract, a distance of 1034.36 feet to a concrete monument found on the Southwest line of a said 60.155-acre tract, same being the North corner of a called 100-acre tract conveyed to the Judith Ann Smith Family Trust in Vol. 1830, Pg. 148, (D.R.F.C.T.), for the East corner of said called 47.751-acre tract and this tract.

THENCE S40°55'50"W, along the common line of said called 100-acre & called 47.751-acre tracts, passing at a distance of 1406.58 feet, a concrete monument found for reference, a total distance of 1406.58 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 along the Northeast ROW line of said East F.M. 1291, along a curve to the left, whose Radius = 1559.88 feet, whose Arc Length = 528.29 feet, with a short flat line N41°27'13"E, a distance of 323.90 feet to a 1/2" iron rod set on said ROW line.

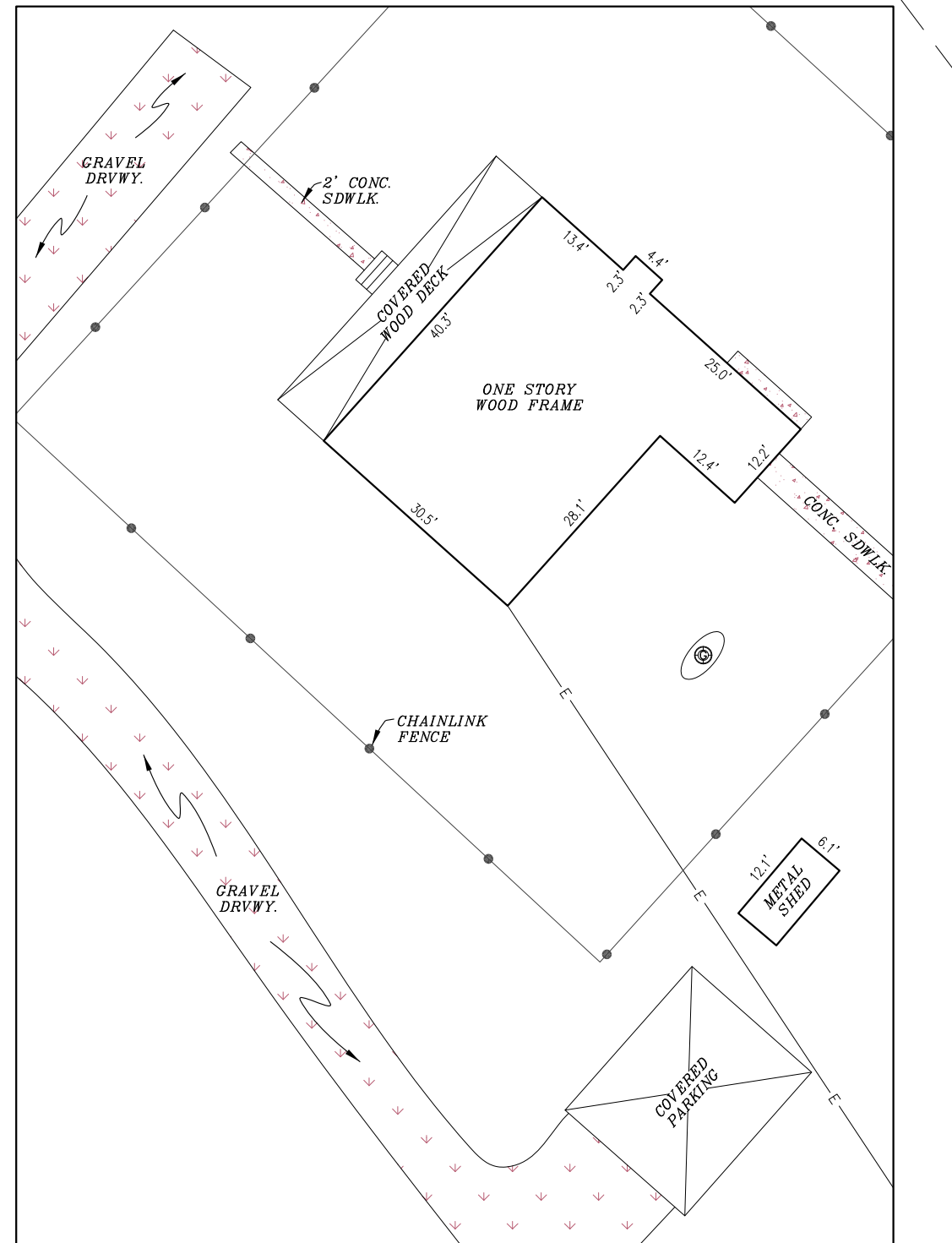
THENCE N49°04'10"W, a distance of 275.76 feet to a 1/2" iron rod set on said ROW line, for the southerly West corner of this tract.

THENCE N40°55'50"E, a distance of 260.00 feet to a 1/2" iron rod set on said ROW line, for the southerly West corner of this tract.

THENCE N40°55'50"E, a distance of 260.00 feet to a 1/2" iron rod set.

THENCE N49°04'10"W, a distance of 374.00 feet to a 1/2" iron rod set.

THENCE N17°55'20"E, a distance of 206.35 feet to the POINT OF BEGINNING of this tract and containing 39.05 acres of land, more or less.

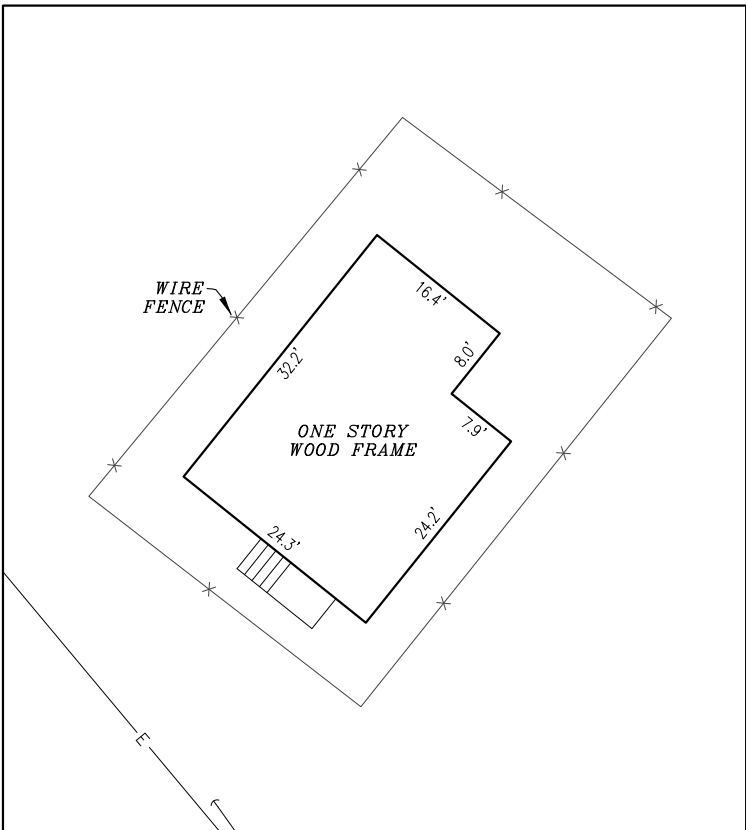


HOUSE DETAIL
SCALE: 1" = 20'

LEIGH MICHE & PAUL MICHE
10.50 ACRES TRACT
(VOL. 1750, PG. 60)

DEAN VITEX & KRAIG VITEX
5.00 ACRES TRACT
(VOL. 1750, PG. 60)

JUDITH ANN SMITH FAMILY TRUST
PART OF 100 ACRES TRACT
(VOL. 1830, PG. 148)



DETAIL "B"
SCALE: 1" = 20'

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 PIPE
 - FOUND EOD NAIL
 - POWER POLE
 - GLY ANCHOR
 - TELEPHONE PEDESTAL
 - SEPTIC TANK
 - GAS TANK
 - CONTROL MONUMENT

SURVEYOR'S NOTICE

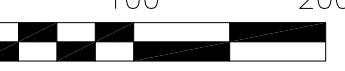
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1B, CONDITION II SURVEY.

THIS SURVEY IS PRODUCED 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: 4816AC, 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. THE 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.

GRAPHIC SCALE



I, LUTHER J. DALY, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to _____

and 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 visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.

Description: BEING A 46.40 ACRE PARCEL OF LAND recorded in Volume 2087, Page 145, of the Map/Deed and Plat Records of FAYETTE County, Texas, located in the DANIEL E. COLTON SURVEY, A-33 Borrower/Owner: CHRISTOPHER PEREIRO OF No. _____

Address: 523 E. F.M. 1291, ROUND TOP, TX 78954

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

PROPERTY PHOTOGRAPH:

Overland Consortium Inc.
Surveyors
Tel: 281.940.8869 Fax: 281.207.6476
999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78203

"LAND TITLE" SURVEY

JOB NO.: 2402042749 NO. _____ REVISION _____ DATE _____

DATE: 02/15/24 D1: ADD HY UNLW 03/06/24
DRAWN BY: 08/AV 02
APPROVED BY: LJD

APPROVED BY:

Professional Land Surveyor
6150
LUTHER J. DALY
Firm Registration No. 10190700
LUTHER J. DALY, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6150
Copyright All Rights Reserved to Overland Consortium Inc.