

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

185 McAllister Road
Bastrop, Texas 78602
512-303-4185
Firm Reg. #10058400
jgaron@austin.rr.com

March 25, 2024

LEGAL DESCRIPTION: BEING A 22.922 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE PEGGY BROWN SURVEY, ABSTRACT 21 IN FAYETTE COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 23.176 ACRE TRACT OF LAND CONVEYED TO RONALD E. DYER AND DONNA L. DYER BY DEED RECORDED IN VOLUME 1752, PAGE 177 OFFICIAL RECORDS, FAYETTE COUNTY, TEXAS; SAID 22.922 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES, INC. IN FEBRUARY, 2024:

BEGINNING at a 1/2" iron rod found in the westerly line of Roy Road for the northeast corner hereof and an interior corner of that certain 112.053 acre tract of land conveyed to 111.84 Ac Roy Road LLC by deed recorded in Volume 1995, Page 645 of said official records;

THENCE with Roy Road, S 02°12'25" E a distance of 1045.15 feet to a 32" Pin Oak tree found for angle point and S 01°37'39" E, passing a 1/2" iron rod with cap stamped "Hearitige" found at a distance of 139.59 feet and continuing for a total distance of 184.22 feet to a point in Live Oak Creek for the southeasterly corner hereof;

THENCE with said Live Oak Creek the following fourteen (14) calls:

1. N 52°37'24" W a distance of 172.99 feet;
2. N 87°22'09" W a distance of 76.95 feet;
3. N 48°06'49" W a distance of 60.34 feet;
4. N 06°09'01" W a distance of 53.23 feet;
5. N 22°56'42" W a distance of 27.56 feet;
6. N 50°33'41" W a distance of 27.84 feet;
7. N 89°24'58" W a distance of 39.96 feet;
8. S 67°10'46" W a distance of 26.54 feet;
9. S 73°03'22" W a distance of 97.59 feet;
10. N 86°32'55" W a distance of 41.78 feet;
11. S 55°24'23" W a distance of 85.96 feet;
12. S 82°51'18" W a distance of 90.15 feet;
13. S 82°34'43" W a distance of 51.97 feet;
14. S 63°27'14" W a distance of 60.40 feet;

THENCE continuing with a branch of Live Oak Creek the following four (4) calls:

1. N 77°13'30" W a distance of 92.65 feet;
2. N 44°38'37" W a distance of 42.28 feet;
3. S 78°58'18" W a distance of 54.39 feet;
4. S 55°00'38" W a distance of 10.63 feet to a point for the southwesterly corner hereof;

THENCE N 02°22'14" W, passing a 1/2" iron rod found for reference at a distance of 21.47 feet and continuing for a total distance of 1042.88 feet to a 1/2" iron rod found for the northwesterly corner hereof and an interior corner of said 111.84 Ac Roy Road LLC 112.053 acre tract;

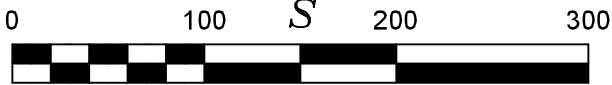
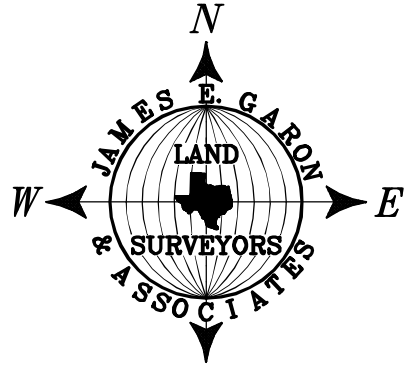
THENCE N 87°44'28" E a distance of 942.99 feet to the **POINT OF BEGINNING**, containing 22.922 acres of land, more or less and as shown on map of survey prepared herewith.

Surveyed by:

James E. Garon
Registered Professional Land Surveyor
co\Fayette\surveys\Peggy Brown A21\19524 legal



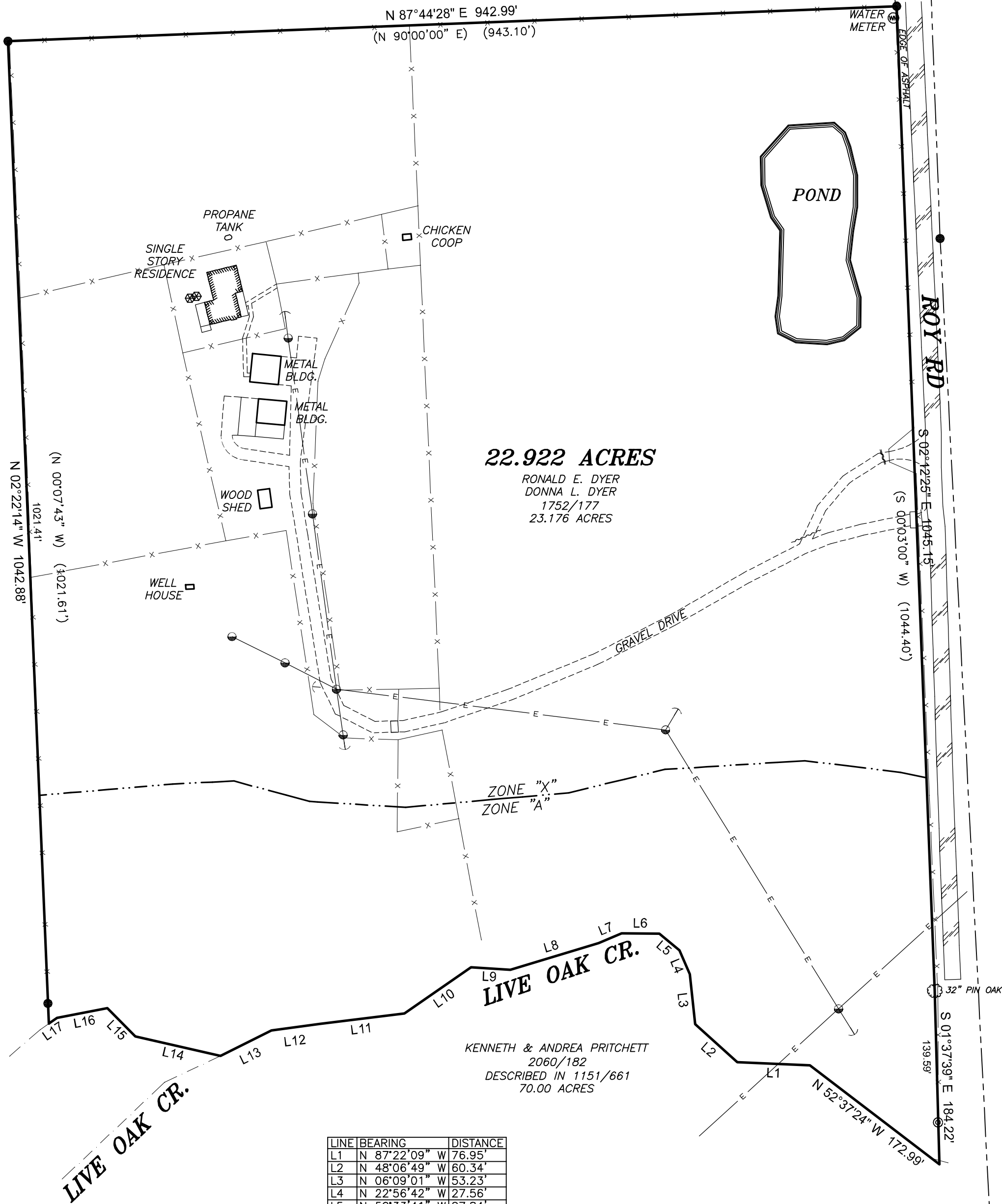
BEARINGS SHOWN ARE GRID NORTH BASED ON GPS OBSERVATIONS FOR TEXAS STATE PLANE COORDINATE SYSTEM "SOUTH CENTRAL ZONE" NAD83.



LEGEND

- 1/2" REBAR FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON ROD W/CAP "HEARITIGE" FOUND
- ⊗ SEPTIC LID
- X— WIRE FENCE
- POWER POLE
- E— OVERHEAD ELECTRIC LINE
- D— DOWN GUY
- C— CULVERT
- (BRG.—DIST.) RECORD CALL

111.84 AC ROY ROAD LLC
1995/645
112.053 ACRES



LINE	BEARING	DISTANCE
L1	N 87°22'09" W	76.95'
L2	N 48°06'49" W	60.34'
L3	N 06°09'01" W	53.23'
L4	N 22°56'42" W	27.56'
L5	N 50°33'41" W	27.84'
L6	N 89°24'58" W	39.96'
L7	S 67°10'46" W	26.54'
L8	S 73°03'22" W	97.59'
L9	N 86°32'55" W	41.78'
L10	S 55°24'23" W	85.96'
L11	S 82°51'18" W	90.15'
L12	S 82°34'43" W	51.97'
L13	S 63°27'14" W	60.40'
L14	N 77°13'30" W	92.65'
L15	N 44°38'37" W	42.28'
L16	S 78°58'18" W	54.39'
L17	S 55°00'38" W	10.63'


SCHEDULE "B" ITEMS ADDRESSED:

10(n)(o) SUBJECT TO RIGHT-OF-WAY EASEMENT; FAYETTE ELECTRIC COOPERATIVE, INC.; VOL. 590, PG. 151 & VOL. 689, PG. 18 D.R.F.C.T.

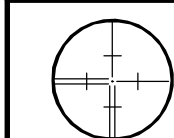
10(p) SUBJECT TO RIGHT-OF-WAY EASEMENT; FAYETTE WATER SUPPLY CORPORATION; VOL. 1186, PG. 167 O.R.F.C.T.

REFERENCE: STEPHEN L. COOK & MARGARET A. COOK G.F. NO.: 27104
ADDRESS: 10202 ROY ROAD; FLATONIA, TX
LEGAL DESCRIPTION: 22.922 ACRES; PEGGY BROWN LEAGUE, ABSTRACT 21 IN FAYETTE COUNTY, TEXAS

FIELD BOOK: B-715, PG. 48
FILE: S:\Counties\Fayette\Surveys\Peggy Brown Lg A-21\19524.dwg



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FEBRUARY 27, 2024