

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

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February 9, 2022

**LEGAL DESCRIPTION:** BEING A 138.496 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE ANDERSON ESTIS LEAGUE, ABSTRACT NO. 98 IN LEE COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 141 ACRE TRACT OF LAND CONVEYED TO STEVEN CARL BROWDER AND VIRGINIA O'BARR DENIS BY DEED RECORDED IN VOLUME 1288, PAGE 774 REAL PROPERTY RECORDS, LEE COUNTY, TEXAS AND AS DESCRIBED BY DEED RECORDED IN VOLUME 83, PAGE 383 DEED RECORDS, LEE COUNTY, TEXAS; SAID 138.496 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JANUARY, 2022:

**BEGINNING** at a 1/2" iron pipe found in the northeasterly line of that certain 300.205 acre tract of land conveyed to PCS Group Investments, LLC by deed recorded in Volume 1292, Page 749 of said real property records for the westerly corner hereof and the southerly corner of that certain 8.723 acre tract of land conveyed to Bettie Meeks by deed recorded in Volume 835, Page 362 of said real property records;

THENCE N 42°08'17" E a distance of 2205.48 feet a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set in the northwest line of that certain 72.07 acre tract of land conveyed to Marshall A. Harrell, Jr. by deed recorded in Volume 1205, Page 59 of said real property records and common line of the Humphrey Best League, Abstract 2 and the Anderson Estis League, Abstract 98 for the northerly corner hereof and the easterly corner of that certain 8.723 acre tract of land conveyed to Dorothy Criesman Francis by deed recorded in Volume 298, Page 381 of said deed records from which a 1/2" iron rod with cap stamped "Triad Surveying" found bears N 32°22'11" W a distance of 5.53 feet and a 3/4" iron pipe found for the northerly corner of said Francis 8.723 acre tract bears N 46°50'13" W a distance of 341.75 feet;

THENCE S 47°49'42" E, passing 1/2" iron rods with cap stamped "JE Garon RPLS 4303" set for reference at a distance 1265.75 feet, at an additional distance of 22.90 feet, for the corner of Tract 1109E conveyed to the United States of America by deed recorded in Volume 162, Page 391 of said deed records at an additional distance of 1032.40 feet, at an additional distance of 606.47 feet and continuing for a total distance of 3247.10 feet along said line to a point in Nails Creek for the easterly corner hereof;

THENCE with Nails Creek the following twenty-five (25) calls:

1. S 05°52'48" W a distance of 97.76 feet;
2. S 47°27'57" W a distance of 94.73 feet;
3. S 68°49'58" W a distance of 207.37 feet;
4. S 00°00'00" E a distance of 7.00 feet;
5. S 50°44'40" W a distance of 134.88 feet;
6. N 77°19'13" W a distance of 160.25 feet;
7. S 46°53'36" W a distance of 188.49 feet;
8. S 80°02'14" W a distance of 111.43 feet;
9. N 67°51'10" W a distance of 156.05 feet;
10. S 61°09'35" W a distance of 65.75 feet;
11. S 63°49'03" W a distance of 121.55 feet;
12. N 63°51'25" W a distance of 159.93 feet;
13. S 81°29'08" W a distance of 78.44 feet;
14. S 80°17'01" W a distance of 133.04 feet;
15. N 88°15'23" W a distance of 271.42 feet;
16. S 82°11'03" W a distance of 28.32 feet;
17. S 10°48'05" W a distance of 99.87 feet;
18. S 44°31'51" E a distance of 95.05 feet;
19. S 75°21'53" E a distance of 81.71 feet;
20. S 22°04'04" E a distance of 36.79 feet;
21. S 24°11'45" W a distance of 62.93 feet;
22. S 55°31'54" W a distance of 246.29 feet;
23. S 50°23'48" W a distance of 72.30 feet;
24. S 78°28'46" W a distance of 167.37 feet;
25. S 45°07'48" W a distance of 120.60 feet to a point for the southerly corner hereof;

THENCE N 47°50'32" W, passing a Corps of Engineers brass disc in concrete found at a distance of 88.02 feet and continuing for a total distance of 1082.82 feet to a Corps of Engineers brass disc in concrete found for the common corner of that certain 57.50 acre tract of land conveyed to the United States of America by deed recorded in Volume 167, Page 259 of said deed records and said PCS Group Investments, LLC 300.205 acre tract;

THENCE N 48°50'54" W a distance of 1256.55 feet to the **POINT OF BEGINNING**, containing 138.496 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\Anderson Estes Lg A-98\113221  
LEGAL

