



Being a tract of land containing 5.84 acres comprised of part of that 2 acre tract described in a conveyance by Jerry D. Robbins et ux to August E. Caron, Jr. by deed dated May 25, 1965, recorded in Volume 202, Page 573 of the Deed Records of Live Oak County, Texas, part of that 2 acre tract described in a conveyance by W. L. Hardwick et ux to August E. Caron, Jr. et ux by deed dated February 29, 1972, recorded in Volume 254, Page 74 of said Deed Records and all of that 2.92 acre tract described in a conveyance by Lawrence Stephens et ux to August Caron, Jr. et ux by deed dated December 5, 1974, recorded in Volume 463, Page 90 of said Deed Records, being out of Tract 100 of Block A of the George W. West Subdivision (a plat of said Subdivision being of record in Volume V, Page 39 of said Deed Records), being out of the Cameron County School Land Survey, Abstract No. 145 and partially within the city limits of the City of George West, Live Oak County, Texas.

Said 5.84 acre tract being more particularly described by metes and bounds, to-wit:

Beginning at a ½ inch iron rod found for the West corner of this tract, said point being the West corner of said 2.92 acre tract, the Westerly most North corner of that 13.7 acre tract described in a conveyance by Edna G. Stephens to Harvey R. Hardwick et ux by deed dated February 18, 2000, recorded in Volume 567, Page 273 of said Deed Records, in the Northwest boundary of said Tract 100 and in the Southeast boundary of Tract 200 of said Block A of the George W. West Subdivision;

Thence N 45° 36' 20" E along a Northwest boundary of said 2.92 acre tract, along a portion of the Northwest boundary of said Tract 100, along a portion of the Southeast boundary of said Tract 200 and along the general course of a fence, at 237.30 feet a ½ inch iron rod found for the Westerly most North corner of this tract, said point being the Westerly most North corner of said 2.92 acre tract and the West corner of that 1.553 acre tract described in a conveyance by Helen Probst to Terry Ray Lee et ux by deed dated December 12, 2008, recorded in Volume 126, Page 379 of the Official Records of Live Oak County, Texas;

Thence S 46° 03' 30" E along a Northeast boundary of said 2.92 acre tract, along the Southwest boundary of said 1.553 acre tract, along the Southwest boundary of that 0.52 of an acre tract described in a conveyance by Mrs. August E. Caron, Sr. to Christopher D. Caron by deed dated May 29, 2008, recorded in Volume 114, Page 428 of said Official Records and along the general course of an old fence, at 207.84 feet a ½ inch iron rod found for the North interior corner of this tract, said point being the North interior corner of said 2.92 acre tract and the South corner of said 0.52 of an acre tract;

Thence N 45° 43' 20" E along a Northwest boundary of said 2.92 acre tract, along a portion of the Northwest boundary of said Robins 2 acre tract and along the Southeast boundary of said 0.52 of an acre tract, at 420.20 feet a 5/8 inch iron rod found for the Easterly most North corner of this tract, said point being in the Southwest boundary of Lagarto Road;

Thence S 46° 26' 00" E crossing said Robins 2 acre tract, crossing a portion of said Hardwick 2 acre tract and along the Southwest boundary of said Lagarto Road, at 311.11 feet a 5/8 inch iron rod found for the East corner of this tract, said point being in a Northwest boundary of that 2.134 acre tract described in a conveyance by Edna Grace Stephens to Cruz Garza by deed dated August 26, 2006, recorded in Volume 67, Page 336 of said Official Records;

Thence S 45° 41' 50" W crossing a portion of said Hardwick 2 acre tract, along a portion of the Southeast boundary of said 2.92 acre tract, along a portion of the Northwest boundary of said 2.134 acre tract, along the Northwest boundary of that 2.43

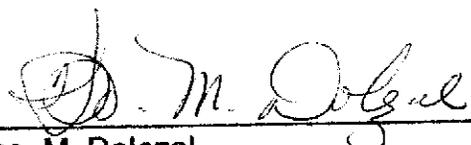
acre tract described in a conveyance by Travis Allen Walker et ux to The Rueben Herbert Walkley Trust 1989, recorded in Volume 544, Page 315 of said Deed Records and along the general course of a fence, at 506.14 feet a ½ inch iron rod found for an angle in this boundary, said point being in the Southeast boundary of said 2.92 acre tract, the West corner of said 2.43 acre tract and the Easterly most North corner of said 13.7 acre tract;

Thence S 45° 28' 30" W along a portion of the Southeast boundary of said 2.92 acre tract, along a Northwest boundary of said 13.7 acre tract and along the general course of a fence, at 154.22 feet a ½ inch iron rod found for the South corner of this tract, said point being the South corner of said 2.92 acre tract and the North interior corner of said 13.7 acre tract;

Thence N 45° 58' 00" W along the Southwest boundary of said 2.92 acre tract, along a Northeast boundary of said 13.7 acre tract and along the general course of a fence, at 519.26 feet the place of beginning and containing 5.84 acres of land.

Surveyed on the ground January 20, 2014. Bearings shown herein are based on NAD 83, Texas South Central Zone.



  
\_\_\_\_\_  
Thos. M. Dolezal  
Registered Professional Land Surveyor  
No. 2028