

MARVIN MAKOWSKY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1815
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STATE OF TEXAS)

COUNTY OF FAYETTE)

LAND BOUNDARY DESCRIPTION

Being 1.017 acres of land, lying and being situated in Fayette County, Texas, out of the James Beardslee League, Abstract 13, located in the city limit of the City of Carmine and being described as 1.017 acres in a Deed from Roland B. Contreras, et ux, to Lucinda Green Larson, dated January 12, 2001, of record in Volume 1122, page 62 of the Official Records of Fayette County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a 1 inch pipe, (control monument), found with a cap marked R.P.L.S. 1815, at the North corner of the said 1.017 acre tract, common with the West corner of the June and Marvin Makowsky 1.664 acre tract, (Volume 727, page 578 Official Records), located in an upper Southwest line of the Dixie Severns 14.770 acre tract, (Volume 956, page 688 Official Records);

THENCE South 44 deg. 49' 33" East, along said Severns line and the Northeast line of said 1.017 acre tract, 6.17 feet, (record call being, South 44 deg. 49' 33" East 6.17 feet), to a 1/2 inch steel rod found at the East corner of said 1.017 acre tract, for a re-entrant corner of the Severns tract;

THENCE South 17 deg. 08' 25" West, along the West line of the said 14.770 acre Severns tract and the East line of the said 1.017 acre tract, 283.81 feet, (record call being South 17 deg. 08' 17" West 283.80 feet), to an angle corner located on a large Post Oak, for a Southwest corner of the Severns tract and an angle corner of the Melvin Zwernemann called 0.24 acre tract, (Volume 254, page 141 Deed Records), from which a 1/2 inch steel rod found, bears North 18 deg. 09' 26" East 10.00 feet, and a 1/2 inch steel rod set, fitted with a 1 inch plastic cap, marked R.P.L.S. 1815, bears South 48 deg. 32' 48" West 10.00 feet;

THENCE South 48 deg. 32' 48" West, along the Southeast line of said 1.017 acre tract, and the Northwest line of the said Zwernemann 0.24 acre parcel and the Northwest line of the Melvin Zwernemann called 0.378 acre tract, (Volume 182, page 454 Deed Records), 78.82 feet, (record call being South 48 deg. 30' 36" West 79.01 feet), to a 1/2 inch steel rod found at an angle corner of said tracts;

THENCE South 43 deg. 16' 26" West, continuing with the Southeast line of said 1.017 acre tract and the Northwest line of said last named Zwernemann 0.378 acre tract, 133.23 feet, (record call being South 43 deg. 20' 00" West 133.04 feet), to a 1/2 inch steel rod recovered at the South corner of said 1.017 acre tract and the West corner of the said Zwernemann 0.378 acre parcel, located in the Northeast line of Spur Highway 458, which is also Centennial Street in the city limit of Carmine;

THENCE North 47 deg. 12' 45" West, along said highway line and the Southwest boundary of said 1.017 acre tract, 124.79 feet, (record call being North 47 deg. 12' 45" West 124.69 feet), to a 1/2 inch steel rod, (control monument), found at the West corner of said 1.017 acre tract, common with the South corner of the June and Marvin Makowsky called 1.07 acre tract, (Volume 451, page 346 Deed Records);


THENCE North 43 deg. 22' 45" East, along the Northwest line of said 1.017 acre tract, common with the Southeast line of the said Makowsky 1.07 acre parcel and the aforesaid June and Marvin Makowsky 1.664 acre tract, at 243.78 feet passing a 1/2 inch steel rod set, flush with ground surface, fitted with a 1 inch plastic cap, marked R.P.L.S. 1815, and continuing on said course, a total distance of 467.78 feet, (record call being North 43 deg. 22' 45" East 467.78 feet, which is the basis of bearing hereof), to the PLACE OF BEGINNING and containing 1.017 acres of land.

Note: All bearings recited herein refer to the bearings of the said Lucinda Green Larson 1.017 acre tract, as applied to monumentation found at the North and West corners of said tract, which said record bearings refer to the Texas Plane Coordinate System - South Central Zone, NAD 27. All bearings and distances shown in parenthesis are of record.

Note: In addition to the heretofore land boundary description, a map marked Map Exhibit B, has been prepared and made a part hereof.

This is to certify that the heretofore land boundary description, has been prepared from an on the ground survey, made by the undersigned, and that said survey substantially conforms to the standards of a Category 1A, Condition II Survey.

Date of signature, August 17, 2006.



Marvin Makowsky
Registered Professional Land Surveyor No. 1815

Job No. 2143A-1

