



24.84 ACRE TRACT

Field Notes Description

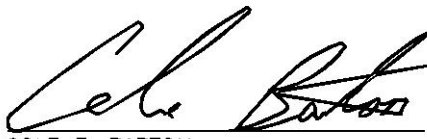
Survey of 24.84 acres of land out of the W. Evans 1/3 League, Abstract 174, in Fayette County, Texas, being that same tract called to be 25 acres and conveyed by Matt and Valerie Lynn Targac to Charcoal Lane Investments, LLC., in General Warranty Deed dated July 10, 2018 and recorded in Volume 1865, Page 129 of the Official Records of Fayette County, Texas.

Being more fully described by metes and bounds as follows:

- BEGINNING:** at a 1/2" iron rod, (Y = 13,839,847.80, X = 2,572,817.25), found at the intersection of the north right of way line of Charcoal Company Lane and the southeast right of way line of the Union Pacific Railroad, for the southwest corner of this herein described tract;
- THENCE:** N 25°36'12" E - 1172.96 feet along the southeast right of way line of said Union Pacific Railroad and the northwest line of this herein described tract to a 2" iron pipe found at a southwest corner of a 218.931 acre tract conveyed to Frank J. Tilicek, III, Trustee in Volume 1632, Page 148 of the Official Records of Fayette County, Texas, for the northwest corner of this herein described tract;
- THENCE:** N 88°18'12" E - 761.95 feet along a south line of said 218.931 acre tract and the north line of this herein described tract to a 3" iron pipe found at an interior corner of said 218.931 acre tract, for the northeast corner of this herein described tract;
- THENCE:** S 02°48'01" E - 1038.08 feet along a west line of said 218.931 acre tract and the east line of this herein described tract to a 3" iron pipe found in the north right of way line of said Charcoal Company Lane, for the southeast corner of this herein described tract;
- THENCE:** S 88°06'41" W - 1319.92 feet along the north right of way line of said Charcoal Company Lane and the south line of this herein described tract to the *POINT OF BEGINNING*, containing within these metes and bounds a 24.84 acre tract, more or less.

NOTE: A Survey Plat representing a graphic image of this description styled as "**24.84 ACRE TRACT**" accompanies this document. This Field Notes Description constitutes a legal document, and, unless it appears in its entirety, in its original form, including preamble, seal and signature, surveyor assumes no responsibility or liability for its correctness. It is strongly recommended, for the continuity of future surveys, that this document be incorporated in *all* future conveyances, *without any revisions or deletions*. This description and the accompanying Survey Plat were prepared from record data furnished by the client and was done with the benefit of Title Report GF No.: ATA-26-1701262600392A. Surveyor has made no investigation or search for easements or other matters of record that a Title Report would disclose and this survey does not represent a warranty of title or a guarantee of ownership.

September 10, 2026
Job No. 2608001
DJ


COLE E. BARTON
R.P.L.S. No. 6368

