

STATE OF TEXAS
COUNTY OF LEE

LAND DESCRIPTION

Being **82.110 acres** of land, a part of the George B. Loflin Survey, Abstract 197, Lee County, Texas, and being all of an 81-2/3 acre tract conveyed to the Juan Villanueva Legacy Trust, dated June 21, 2013 by deed recorded in volume 1116, page 356 of the Real Property Records of Lee County, Texas. Said 82.110 acre tract being more particularly described as follows:

BEGINNING at a ½ inch rebar found in the Southeast line of the J. B. Taylor Survey, Abstract 313, the Southeast line of a 267-1/2 acre tract bequeathed to Thomas Kenneth Gantt, Jr. Executor by Last Will and Testament and recorded in volume 1037, page 175, for the North corner of the W. A. Sorsby Survey, Abstract 302, the West corner of said Loflin Survey, the North corner of a 107-1/2 acre tract bequeathed to Thomas Kenneth Gantt, Jr. Executor by Last Will and Testament and recorded in volume 1037, page 175, the West corner of said 81-2/3 acre Villanueva tract, and the West corner hereof;

THENCE with the Southeast line of said Taylor Survey, the Northwest line of said Loflin Survey, the Southeast line of said 267-1/2 acre Gantt tract, the Northwest line of said 81-2/3 acre Villanueva tract, **North 42 deg. 42 min. 39 sec. East – 1534.26 feet** to a 5/8 inch rebar with cap marked “4428” set for the West corner of an 87.828 acre tract conveyed to Steve Simmang by deed recorded in volume 281, page 338, the North corner of said 81-2/3 acre Villanueva tract, and the North corner hereof;

THENCE with the Southwest line of said 87.838 acre Simmang tract, the Northeast line of said 81-2/3 acre Villanueva tract, **South 48 deg. 20 min. 33 sec. East – 2314.83 feet** to a ½ inch rebar found for the North corner of a 67-76/100 acre tract conveyed to the Gatlin Living Trust, dated September 29, 2006 by deed recorded in volume 990, page 487, the East corner of said 81-2/3 acre Villanueva tract, and the East corner hereof;

THENCE with the Northwest line of said 67-76/100 acre Gatlin tract, the Northwest line of a 33-88/100 acre tract conveyed to the Gatlin Living Trust, dated September 29, 2006 by deed recorded in volume 990, page 484, the Southeast line of said 81-2/3 acre Villanueva tract, **South 43 deg. 01 min. 12 sec. West – 1562.28 feet** to a 5/8 inch rebar with cap marked “4428” set in the Northeast line of said Sorsby Survey, the Southwest line of said Loflin Survey, the Northeast line of said 107-1/2 acre Gantt tract, for the West corner of said 33-88/100 acre Gatlin tract, the South corner of said 81-2/3 acre Villanueva tract, and the South corner hereof;

THENCE with the Northeast line of said Sorsby Survey, the Southwest line of said Loflin Survey, the Northeast line of said 107-1/2 acre Gantt tract, the Southwest line of said 81-2/3 acre Villanueva tract, **North 47 deg. 39 min. 04 sec. West – 2306.05 feet to the PLACE OF BEGINNING** and containing **82.110 acres** of land.

Bearings are Grid NAD 83, Texas Coordinate System, Central Zone. Reference is hereby made to a plat attached hereto and made a part hereof for further descriptive purposes.

I hereby certify that this description is an accurate representation of an on the ground survey completed under my supervision in March 2015.



William E. Weiser
Professional Land Surveyor
Number 4428

Date of signature: 4-23-15

Weiser Becker Surveyors, P.C.
(979) 542-4444
FN 10015700

Lee County, Texas

George B. Loftin Survey, A-197



Thomas Kenneth Gantt, Jr. Executor
267-1/2 Acres
1037/175 (will)

N42°42'39"E 1534.26'
(S45°00'00"E 1579.17')

Steve Simmang
87.828 Acres
281/338

S48°20'33"E 2314.83'
(S45°00'00"E 2243.06')

82.110
Acres

George B. Loftin A-197
W. A. Sorsby A-302

The Juan Villanueva Legacy Trust,
dated June 21, 2013
81-2/3 Acres
1116/356

(N45°00'00"W 2243.06')
N47°39'04"W 2306.05'

Thomas Kenneth Gantt, Jr. Executor
107-1/2 Acres
1037/175 (will)

(S45°00'00"W 1579.17')
S43°01'12"W 1562.28'
The Gollin Living Trust,
dated September 29, 2006
67-76/100 Acres
990/487

The Gollin Living Trust,
dated September 29, 2006
33-88/100 Acres
990/484

- x - fence
- ⊙ 5/8" rebar with cap marked "4428" set
- ⊙ 1/2" rebar found
- () deed calls

Survey plat showing an 82.110 acre tract of land, a part of the George B. Loftin Survey, Abstract 197, Lee County, Texas, and being all of an 81-2/3 acre tract conveyed to the Juan Villanueva Legacy Trust, dated June 21, 2013 by deed recorded in volume 1116, page 356 of the Real Property Records of Lee County, Texas.

- Survey Notes:
- 1) Bearings are Grid NAD 83, Texas Coordinate System, Central Zone.
 - 2) Reference is hereby made to a description attached hereto and made a part hereof for further descriptive purposes.
 - 3) No attempt has been made to locate any improvements, easements, or rights of way not shown hereon. Underground utilities may exist that are not shown hereon.
 - 4) Property lines may be subject to meandering fences, the actual details of which are unable to be shown at the scale of this plat.
 - 5) All improvements are not shown.



I hereby certify that this plat is an accurate representation of an on the ground survey completed under my supervision in March 2015 and that this Survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition IV Survey.

William E. Weiser

William E. Weiser
Professional Land Surveyor
Number 4428