



In Re: 106.744
All of the residue of a called 112.5 Acre tract
Claiborne Lawrence Survey
Abstract No. 189
Lee County, Texas

All that certain tract or parcel of land situated in Lee County, Texas being a part of the Claiborne Lawrence Survey, Abstract No. 189, being all the residue of a called 112.5 Acre tract conveyed from Mrs. Jennie King, et al to Louis Morganstern by deed dated March 23, 1964 and recorded in Volume 154, Page 339 of the Deed Records of Lee County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a set 1/2" iron rod (with red plastic cap marked "TRIAD RPLS 5952") on the east Right-of-Way line of F.M. Highway 141, at the south corner of a called 109 Acre tract conveyed to Douglas Spacek in Vol. 70, Pg. 463, for the west corner of this tract;

THENCE N 42° 01 '27 " E - 2342.31 feet along the southeast lines of the said 109 Acre tract and a called 47.541 Acre tract conveyed to Lee Ellen Flippin in Vol. 1123, Pg. 001, respectively, to a set 1/2" iron rod (with red plastic cap marked "TRIAD RPLS 5952") at the east corner of the said 47.541 Acre tract, at the south corner of a called 113.5 Acre tract conveyed to Ronald L. Dossey in Vol. 56, Pg. 195, at a west corner of a called 264.3 Acre tract conveyed to Sixteen Ninety-Seven, LTD. in Vol. 791, Pg. 538, for the north corner of this tract;

THENCE along the southwest and northwest lines, respectively, of the said 264.3 Acre tract and a called 80 Acre tract conveyed to Benie Langhorn and a called 25.52 Acre tract conveyed to Mary E. Schumacher in Vol. 572, Pg. 581, respectively, for the following courses and distances:

S 48° 51 '01 " E - 545.79 feet to a 20" post oak tree for an exterior ell corner of this tract;

S 43° 17 '06 " W - 412.10 feet to a 20" post oak tree for an interior ell corner of this tract;

S 46° 49 '49 " E - 1144.35 feet to a 20" post oak tree for the east corner of this tract;

S 42° 08 '12 " W - 3331.80 feet to a set 1/2" iron rod (with red plastic cap marked "TRIAD RPLS 5952") on the said east Right-of-Way line of F.M. Highway 141, at the west corner of the said 25.52 Acre tract, for the south corner of this tract;

THENCE along the said east Right-of-Way line of F.M. Highway 141 for the following courses and distances:

Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, TX 76567
(512) 446-3457

Project No. S17-130

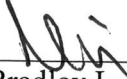
N 07° 45 '05 " W - 843.66 feet to a found concrete monument for an interior corner of this tract;

N 07° 45 '08 " W - 1349.11 feet to the **POINT OF BEGINNING** containing within these metes and bounds 106.744 Acres of land.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 13th day of September, 2017.


Bradley L. Lipscomb RPLS



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