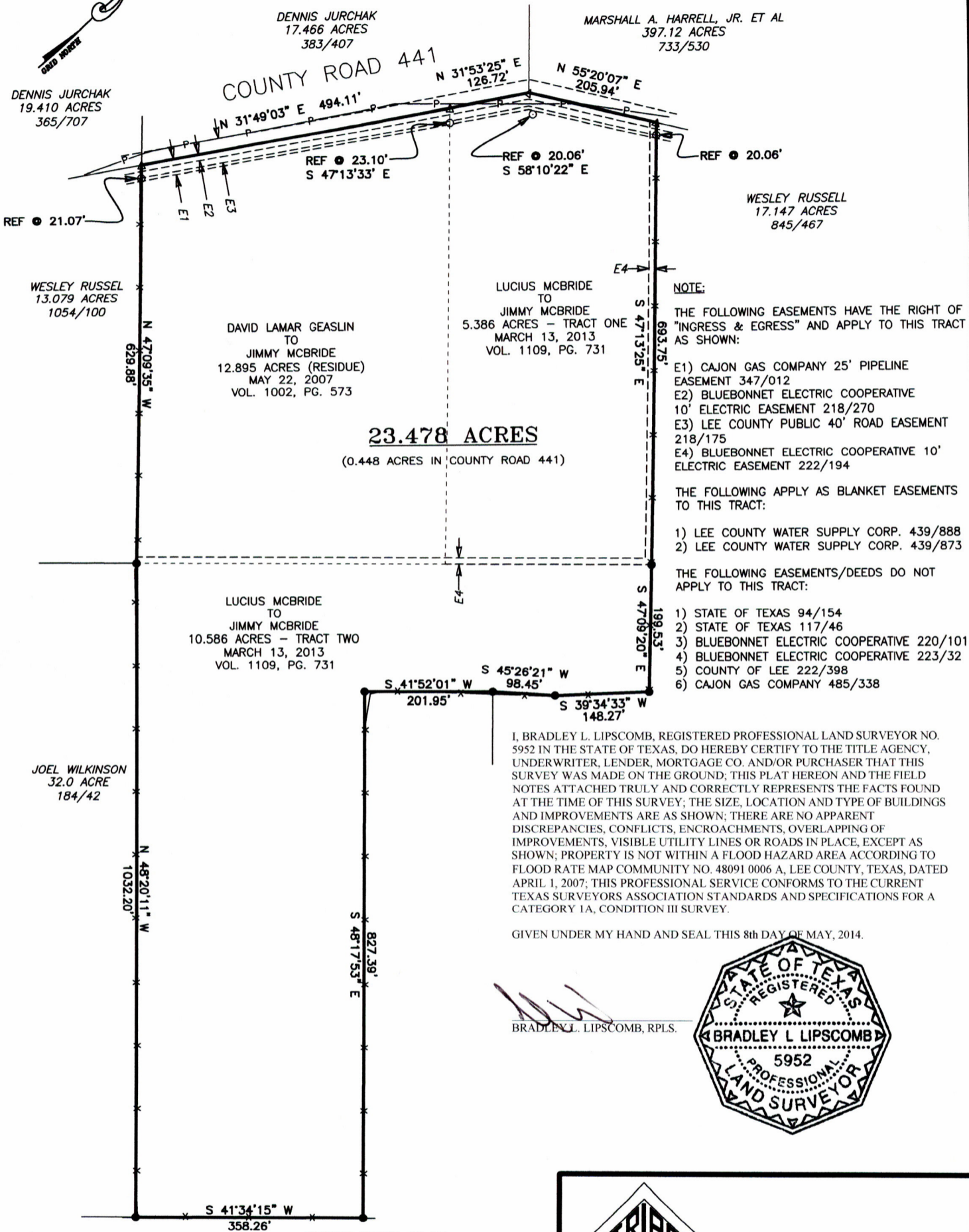


# STEPHEN F. AUSTIN SURVEY

ABSTRACT NO. 1

LEE COUNTY, TEXAS



**23.478 ACRES**

(0.448 ACRES IN COUNTY ROAD 441)

**NOTE:**  
THE FOLLOWING EASEMENTS HAVE THE RIGHT OF "INGRESS & EGRESS" AND APPLY TO THIS TRACT AS SHOWN:

- E1) CAJON GAS COMPANY 25' PIPELINE EASEMENT 347/012
- E2) BLUEBONNET ELECTRIC COOPERATIVE 10' ELECTRIC EASEMENT 218/270
- E3) LEE COUNTY PUBLIC 40' ROAD EASEMENT 218/175
- E4) BLUEBONNET ELECTRIC COOPERATIVE 10' ELECTRIC EASEMENT 222/194

THE FOLLOWING APPLY AS BLANKET EASEMENTS TO THIS TRACT:

- 1) LEE COUNTY WATER SUPPLY CORP. 439/888
- 2) LEE COUNTY WATER SUPPLY CORP. 439/873

THE FOLLOWING EASEMENTS/DEEDS DO NOT APPLY TO THIS TRACT:

- 1) STATE OF TEXAS 94/154
- 2) STATE OF TEXAS 117/46
- 3) BLUEBONNET ELECTRIC COOPERATIVE 220/101
- 4) BLUEBONNET ELECTRIC COOPERATIVE 223/32
- 5) COUNTY OF LEE 222/398
- 6) CAJON GAS COMPANY 485/338

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND; THIS PLAT HEREON AND THE FIELD NOTES ATTACHED TRULY AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN; THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN; PROPERTY IS NOT WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD RATE MAP COMMUNITY NO. 48091 0006 A, LEE COUNTY, TEXAS, DATED APRIL 1, 2007; THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

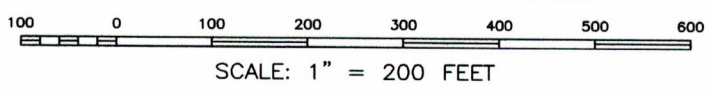
GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF MAY, 2014.

*[Signature]*  
BRADLEY L. LIPSCOMB, RPLS.



- LEGEND**
- - IRON ROD FOUND
  - - IRON ROD SET
  - △ - REFERENCE POINT
  - X- - BARBED WIRE FENCE

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE



PLOT DATE:

**TRIA**  
SURVEYING

GF No.: LE-14-152

SURVEYING, INC. FIRM REGISTRATION NO. 10007900  
1311 WEST CAMERON P.O. BOX 1489 ROCKDALE, TX. 76567

<b>23.478 ACRES</b>	
STEPHEN F. AUSTIN SURVEY ABSTRACT NO. 1 LEE COUNTY, TEXAS	
Completion Date: 5/8/14	Drawn By: KH
Scale: 1"=200'	Surveyed by: CS/DJ
Project No.: S04-030	Checked by: BL





In Re: 23.478 Acres  
All of the residue of a called 12.895 Acre tract  
All of a called 5.386 Acre tract – Tract One  
All of a called 10.586 Acre tract – Tract Two  
Stephen F. Austin Survey  
Abstract No. 1  
Lee County, Texas

All that certain tract or parcel of land situated in Lee County, Texas, being a part of the Stephen F. Austin Survey, Abstract No. 1, being all the residue of a called 12.895 Acre tract conveyed from David Lamar Geaslin to Jimmy McBride by Deed dated May 22, 2007 recorded in Volume 1002, Page 573, all of a called 5.386 Acre tract (Tract One) and all of a called 10.586 Acre tract (Tract Two) conveyed from Lucius McBride to Jimmy McBride by Deed dated March 13, 2013, recorded in Volume 1109, Page 731, of the Real Property Records of Lee County, Texas and being more particularly described by metes and bounds as follows to wit:

**BEGINNING** at a found 1/2" iron rod on the north line of a called 14.657 Acre tract (Tract One) conveyed to Eugene Chevis, et ux in Volume 1115, Page 657, at the southeast corner of a called 32.0 Acre tract conveyed to Joel Wilkinson in Volume 184, Page 042, for the common southwest corner of the said 10.586 Acre tract and of this tract;

***THENCE*** N 48°20'11" W – 1032.20 feet along the common line between the said 32.0 Acre tract and the said 10.586 Acre tract to a found 1/2" iron rod at the northeast corner of the said 32.0 Acre tract, at the northwest corner of the said 10.586 Acre tract, at the southwest corner of the said residue of the 12.895 Acre tract, at the southeast corner of a called 13.079 Acre tract conveyed to Wesley Russel in Volume 1054, Page 100, for an exterior ell corner of this tract;

***THENCE*** N 47°09'35" W – 629.88 feet along the common line between the said 13.079 Acre tract and the said residue of the 10.586 Acre tract to a point within County Road 441, at the northeast corner of the said 13.079 Acre tract, at the southeast corner of a called 19.410 Acre tract conveyed to Dennis Jurchak in Volume 365, Page 707, at the southwest corner of a called 17.466 Acre tract conveyed to Dennis Jurchak in Volume 383, Page 407, for the common northwest corner of the said residue of the 12.895 Acre tract and of this tract from which a set 1/2" iron rod for reference bears: S 47°09'35" E – 21.07 feet;

***THENCE*** N 31°49'03" E – 494.11 feet continuing within the said County Road 441, along the common line between the said 12.895 Acre tract and the said 17.466 Acre tract to a point at the northeast corner of the said residue of the 12.895 Acre tract, at the northwest corner of the said 5.386 Acre tract, for an exterior ell corner of this tract from which a set 1/2" iron rod for reference bears: S 47°13'33" E – 23.10 feet;

***THENCE*** N 31°53'25" E – 126.72 feet continuing within the said County Road 441, along the common line between the said 5.386 Acre tract and the said 17.466 Acre tract to a point at the southeast corner of the said 17.466 Acre tract, at the southwest corner of a called 397.12 Acre tract conveyed to Marshall A. Harrell, Jr., et al in Volume 733, Page 530, for a common exterior ell corner of the said 5.386 Acre tract and of this tract from which a set 1/2" iron rod for reference bears: S 58°10'22" E – 20.06 feet;

***THENCE*** N 55°20'07" E – 205.94 feet continuing within the said County Road 441, along the common line between the said 5.386 Acre tract and the said 397.12 Acre tract to a point at the northwest corner of a called 17.147 Acre tract conveyed to Wesley Russell in Volume 845, Page 467, for common northeast corner of the said 5.386 Acre tract and of this tract from which a set 1/2" iron rod for reference bears: S 47°13'25" E – 20.06 feet;

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Project No. S04-030

**THENCE** S 47°13'25" E – 693.75 feet departing the said County Road 441, along the common line between the said 5.386 Acre tract and the said 17.147 Acre tract to a found 1/2" iron rod at the southeast corner of the said 5.386 Acre tract, at the northeast corner of the said 10.586 Acre tract, for an exterior ell corner of this tract;

**THENCE** along the common line between the said 10.586 Acre tract and the said 17.147 Acre tract and the said 14.567 Acre tract respectively for the following courses and distances:

S 47°09'20" E – 199.53 feet to a found 1/2" iron rod for the common most northerly southeast corner of the said 10.586 Acre tract and of this tract;

S 39°34'33" W – 148.27 feet to a found 1/2" iron rod for an exterior ell corner of this tract;

S 45°26'21" W – 98.45 feet to a found 1/2" iron rod at an exterior ell corner of the said 17.147 Acre tract, at the northeast corner of the said 14.567 Acre tract, for an interior ell corner of this tract;

S 41°52'01" W – 201.95 feet to a found 1/2" iron rod for an interior ell corner of this tract

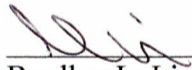
S 48°17'53" E – 827.39 feet to a found 1/2" iron rod for the most southerly southeast corner of the said 10.586 Acre tract and of this tract;

S 41°34'15" W – 358.26 feet to the **POINT OF BEGINNING** containing within these metes and bounds 23.478 Acres of land of which 0.448 Acres lie within County Road 441.

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 8<sup>th</sup> day of May, 2014.



Bradley L. Lipscomb RPLS



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