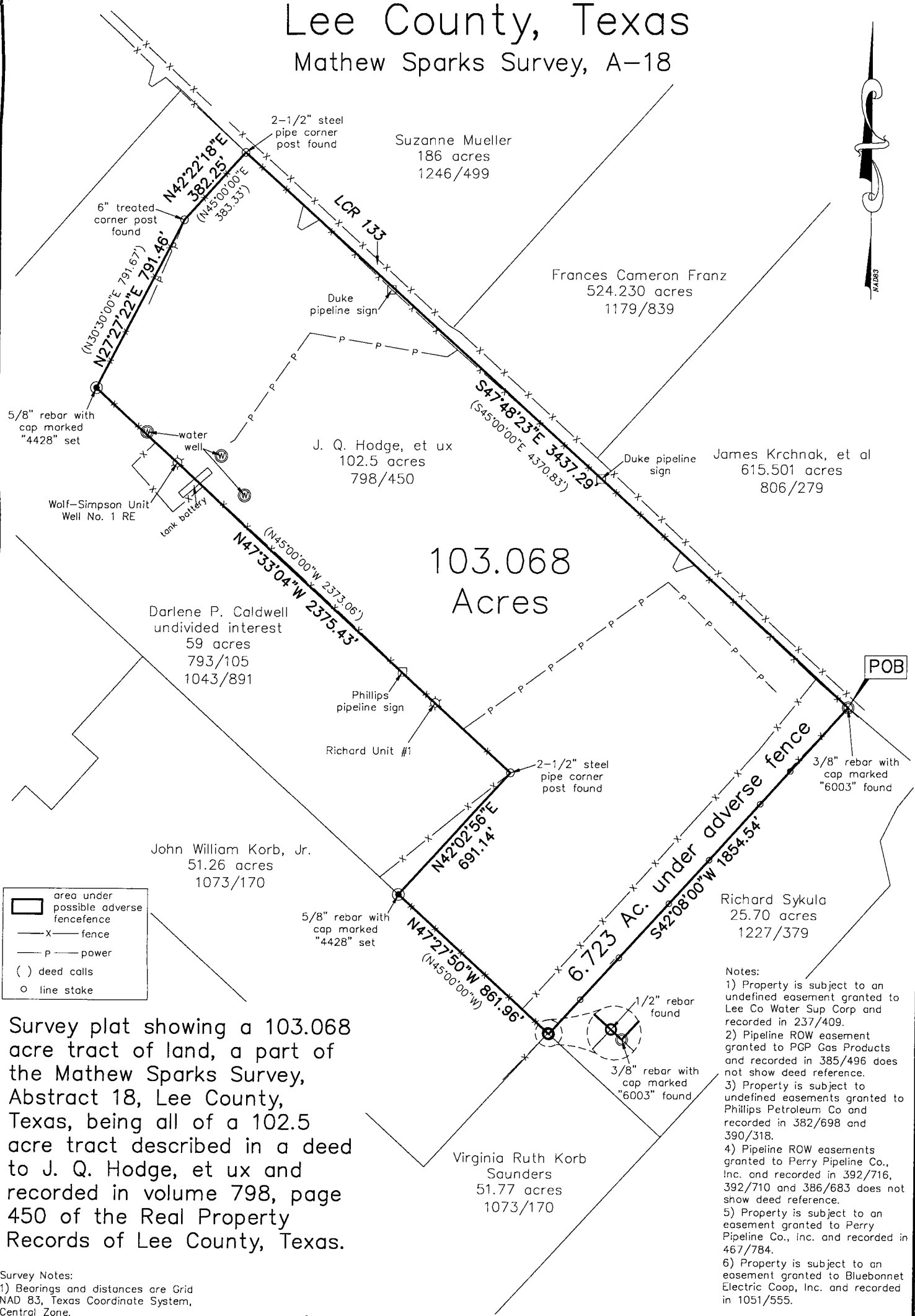


Lee County, Texas

Mathew Sparks Survey, A-18

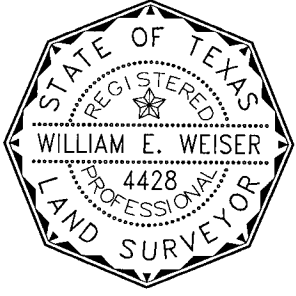


area under possible adverse fence/fence
 —X— fence
 —P— power
 () deed calls
 o line stake

Survey plat showing a 103.068 acre tract of land, a part of the Mathew Sparks Survey, Abstract 18, Lee County, Texas, being all of a 102.5 acre tract described in a deed to J. Q. Hodge, et ux and recorded in volume 798, page 450 of the Real Property Records of Lee County, Texas.

- Notes:
- 1) Property is subject to an undefined easement granted to Lee Co Water Sup Corp and recorded in 237/409.
 - 2) Pipeline ROW easement granted to PGP Gas Products and recorded in 385/496 does not show deed reference.
 - 3) Property is subject to undefined easements granted to Phillips Petroleum Co and recorded in 382/698 and 390/318.
 - 4) Pipeline ROW easements granted to Perry Pipeline Co., Inc. and recorded in 392/716, 392/710 and 386/683 does not show deed reference.
 - 5) Property is subject to an easement granted to Perry Pipeline Co., Inc. and recorded in 467/784.
 - 6) Property is subject to an easement granted to Bluebonnet Electric Coop, Inc. and recorded in 1051/555.

- Survey Notes:
- 1) Bearings and distances 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 September 2020 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

| | | | | | |
|--|-------------|--------|-----------------|------------------|-----------|
| Weiser Becker Surveyors, P. C. | FN:10015700 | By: kb | Date: 9-14-2020 | Scale: 1" = 500' | Book: 670 |
| P. O. Box 706 Giddings, Texas 78942 979-542-4444 | | Rev: | File # 7941 | WO # 7941 | |

STATE OF TEXAS

COUNTY OF LEE

LAND DESCRIPTION

Being a **103.068 acre** tract of land, a part of the Mathew Sparks Survey, Abstract 18, Lee County, Texas, being all of a 102.5 acre tract described in a deed to J. Q. Hodge, et ux and recorded in volume 798, page 450 of the Real Property Records of Lee County, Texas. Said 103.068 acre tract being more particularly described as follows:

BEGINNING at a 3/8 inch rebar with cap marked "6003" found in the Southwest margin of Lee County Road 133, for the North corner of a 25.70 acre tract described in a deed to Richard Sykula and recorded in volume 1227, page 379, the East corner of said 102.5 acre Hodge tract, and the East corner hereof;

THENCE with the Northwest line of said 25.70 acre Sykula tract, the Southeast line of said 102.5 acre Hodge tract, **South 42 deg. 08 min. 00 sec. West - 1854.54 feet** to a 3/8 inch rebar with cap marked "6003" found in the Easterly Northeast line of a 51.77 acre tract described in a deed to Virginia Ruth Korb Saunders and recorded in volume 1073, page 170, for the West corner of said 25.70 acre Sykula tract, the South corner of said 102.5 acre Hodge tract, and the South corner hereof;

THENCE with the Easterly Northeast line of said 51.77 acre Saunders tract, the Southerly Southwest line of said 102.5 acre Hodge tract, **North 47 deg. 27 min. 50 sec. West** at 3.88 feet pass a 1/2 inch rebar found for the Easterly North corner of said 51.77 acre Saunders tract, the East corner of a 51.26 acre tract described in a deed to John William Korb, Jr. and recorded in volume 1073, page 170, and continuing for a total distance of **861.96 feet** to a 5/8 inch rebar with cap marked "4428" set for the South corner of a 59 acre tract described in a deed to Darlene P. Caldwell and recorded in volume 793, page 105, and volume 1043, page 891, the Southerly West corner of said 102.5 acre Hodge tract, and the Southerly West corner hereof;

THENCE with the Southerly Southeast line of said 59 acre Caldwell tract, the Southerly Northwest line of said 102.5 acre Hodge tract, **North 42 deg. 02 min. 56 sec. East - 691.14 feet** to a 2-1/2 inch steel pipe corner post found for the Southerly East corner of said 59 acre Caldwell tract, an interior corner of said 102.5 acre Hodge tract, and an interior corner hereof;

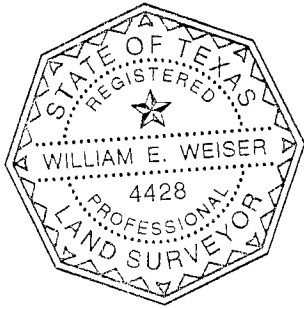
THENCE with the Southerly Northeast line of said 59 acre Caldwell tract, the Northerly Southwest line of said 102.5 acre Hodge tract, **North 47 deg. 33 min. 04 sec. West - 2375.43 feet** to a 5/8 inch rebar with cap marked "4428" set for an interior corner of said 59 acre Caldwell tract, the Northerly West corner of said 102.5 acre Hodge tract, and the Northerly West corner hereof;

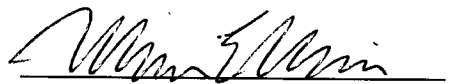
THENCE with the Northerly Southeast lines of said 59 acre Caldwell tract, the Northerly Northwest lines of said 102.5 acre Hodge tract, **North 27 deg. 27 min. 22 sec. East - 791.46 feet** to a 6 inch treated corner post found, and **North 42 deg. 22 min. 18 sec. East - 382.25 feet** to a 2-1/2 inch steel pipe corner post found in the Southwest margin of Lee County Road 133, for the Northerly East corner of said 59 acre Caldwell tract, the North corner of said 102.5 acre Hodge tract, and the North corner hereof;

THENCE within the margins of Lee County Road 133, with the Northeast line of said 102.5 acre Hodge tract, **South 47 deg. 48 min. 23 sec. East - 3437.29 feet** to the **PLACE OF BEGINNING** and containing **103.068 acres** of land.

Bearings and distances 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 September 2020 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
Professional Land Surveyor
Number 4428
Date of signature: 9-14-2020

Weiser Becker Surveyors, P.C.

979-542-4444

FN 10015700