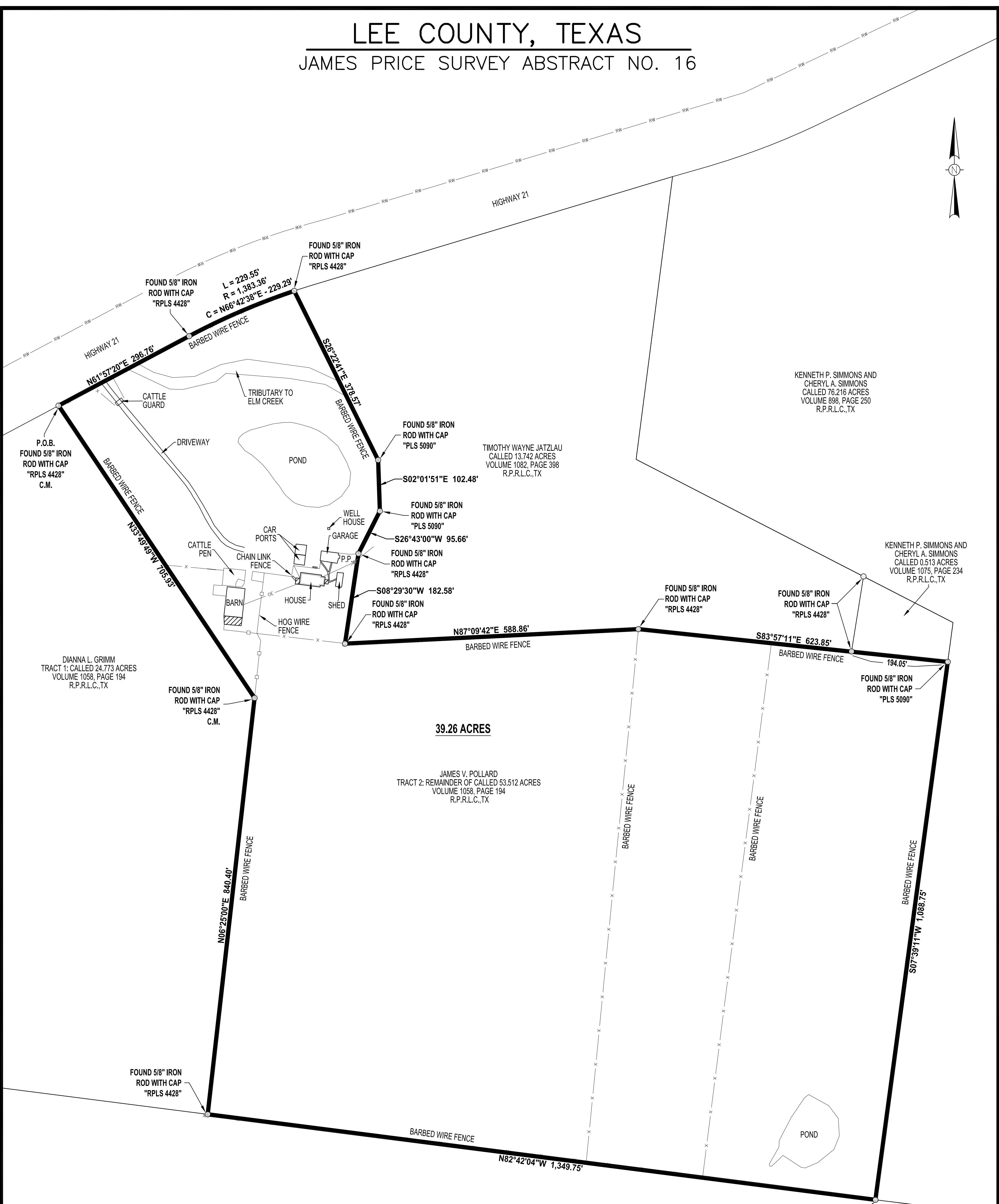
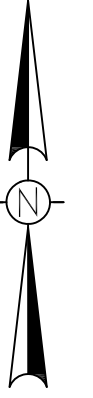


# LEE COUNTY, TEXAS

## JAMES PRICE SURVEY ABSTRACT NO. 16



**39.26 ACRES**

JAMES V. POLLARD  
TRACT 2: REMAINDER OF CALLED 53.512 ACRES  
VOLUME 1058, PAGE 194  
R.P.R.L.C., TX

DIANNA L. GRIMM  
TRACT 1: CALLED 24.773 ACRES  
VOLUME 1058, PAGE 194  
R.P.R.L.C., TX

KENNETH P. SIMMONS AND  
CHERYL A. SIMMONS  
CALLED 76.216 ACRES  
VOLUME 898, PAGE 250  
R.P.R.L.C., TX

KENNETH P. SIMMONS AND  
CHERYL A. SIMMONS  
CALLED 0.513 ACRES  
VOLUME 1075, PAGE 234  
R.P.R.L.C., TX

EMIL JENKE AND BETTY JEAN JENKE  
CALLED 192 ACRES  
VOLUME 241, PAGE 97  
R.P.R.L.C., TX



**NOTES:**

- LAND SURVEY OF A 39.26 ACRE TRACT OF LAND OUT OF AND A PART OF A CALLED 53.512 ACRE TRACT RECORDED IN VOLUME 1058, PAGE 194 R.P.R.L.C., TX
- REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION ACCOMPANYING THIS SKETCH
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT. THERE MAY BE EASEMENTS AFFECTING SUBJECT TRACT UNKNOWN TO THE SURVEYOR

**LEGEND**

- C.M. = CONTROL MONUMENT
- P.P. = POWER POLE
- P.O.B. = POINT OF BEGINNING
- R.P.R.L.C., TX = REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS
- x — x — = BARBED WIRE FENCE
- □ — □ — = HOG WIRE FENCE
- OE — OE — = OVERHEAD ELECTRIC

THIS SURVEY WAS PERFORMED ON THE GROUND BY ME, OR UNDER MY SUPERVISION AND COMPLIES WITH THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEY PRACTICE ACT AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS

*Donald Ray Hunter, Jr.*  
05/19/2021  
DONALD RAY HUNTER, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6229

DATE SURVEYED: MAY 8, 2020  
BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), CENTRAL ZONE, US SURVEY FEET.

SCALE: 1" = 100'  
100' 50' 0 100'  
ORIGINAL SHEET SIZE = 22" X 34"

LAND SURVEY OF A 39.26 ACRE TRACT OUT OF A CALLED 53.512 ACRE TRACT			
REV.	DATE	BY	DESCRIPTION
PROJECT NO. 21-107			
DRAWN BY: DRH		DATE: 05/16/2021	
CHECKED BY: DRH		DATE: 05/19/2021	
SCALE: 1" = 100'		APP.: DRH	
SURVEY PREPARED FOR ESTATE OF JAMES POLLARD			REV.
DWG. NO. 21-107-001			0



PREPARED BY: HLS SERVICES, LLC  
15803 ROSE PINE CT., CYPRESS, TX 77429  
PHONE: (832) 690-9007  
FIRM NO. 10194614

James Price Survey, Abstract No. 16  
Lee County, Texas  
39.26 Acres  
Project No. 21-107

METES AND BOUNDS DESCRIPTION OF A 39.26 ACRE TRACT OF LAND OUT OF AND A PART OF A CALLED 53.512 ACRE TRACT OF LAND DESCRIBED IN DEED TO JAMES V. POLLARD RECORDED IN VOLUME 1058, PAGE 194 OF THE REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS (R.P.R.L.C.,TX) AND SITUATED IN THE JAMES PRICE SURVEY, ABSTRACT NO. 16 IN LEE COUNTY, TEXAS. SAID 39.26 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a found 5/8 inch iron rod with cap stamped "RPLS 4428" in the southeast right of way line of Highway 21 marking the northwest corner of said 53.512 acre tract and the northeast corner of a called 24.773 acre tract of land described in deed to Dianna L. Grimm recorded in Volume 1058, Page 194 R.P.R.L.C.,TX;

**THENCE** with the north line of said 53.512 acre tract and the south right of way line of Highway 21 the following two (2) courses:

1. **North 61 degrees 57 minutes 20 seconds East 296.76 feet** to a found 5/8 inch iron rod with cap stamped "RPLS 4428" at the beginning of a curve to the right;
2. With a curve to the right having a **radius of 1,383.36 feet**, an **arc length of 229.55 feet** and a chord which bears **North 66 degrees 42 minutes 38 seconds East 229.29 feet** to a found 5/8 inch iron rod with cap stamped "RPLS 4428" marking the northwest corner of a called 13.742 acre tract of land described in deed to Timothy Wayne Jatzlau recorded in Volume 1082, Page 398 R.P.R.L.C.,TX;

**THENCE** on, over and across said 53.512 acre tract and with the west and south lines of said 13.742 acre tract the following six (6) courses;

1. **South 26 degrees 22 minutes 41 seconds East 378.57 feet** to a found 5/8 inch iron rod with cap stamped "PLS 5090";
2. **South 02 degrees 01 minutes 51 seconds East 102.48 feet** to a found 5/8 inch iron rod with cap stamped "PLS 5090";
3. **South 26 degrees 43 minutes 00 seconds West 95.66 feet** to a found 5/8 inch iron rod with cap stamped "RPLS 4428";
4. **South 08 degrees 29 minutes 30 seconds West 182.58 feet** to a found 5/8 inch iron rod with cap stamped "RPLS 4428" marking the southwest corner of said 13.742 acre tract;
5. **North 87 degrees 09 minutes 42 seconds East 588.86 feet** to a found 5/8 inch iron rod with cap stamped "RPLS 4428";
6. **South 83 degrees 57 minutes 11 seconds East** at 429.80 feet **passing** a found 5/8 inch iron rod with cap stamped "RPLS 4428" marking the southwest corner of a called 0.513 acre tract of land described in deed to Kenneth P. Simmons and Cheryl A. Simmons recorded in Volume 1075, Page 234 R.P.R.L.C.,TX and continuing in all a **total distance of 623.85 feet** to a found 5/8 inch iron rod with cap stamped "PLS 5090" in the east line of said 53.512 acre tract and the west line of a called 76.216 acre tract of land described in deed to Kenneth P. Simmons and Cheryl A. Simmons recorded in Volume 898, Page 250 R.P.R.L.C.,TX marking the southeast corner of said 0.513 acre tract and the most easterly corner of the herein described tract;

**THENCE** with the east line of said 53.512 acre tract and the west line of said 76.216 acre tract **South 07 degrees 39 minutes 11 seconds West 1,088.75 feet** to a found 5/8 inch iron rod with cap stamped "PLS 5090" in the north line of a called 192 acre tract of land described in deed to Emil Jenke and Betty Jean Jenke recorded in Volume 241, Page 97 R.P.R.L.C.,TX marking the southeast corner of said 53.512 acre tract and the southwest corner of said 76.216 acre tract;

**THENCE** with the north line of said 192 acre tract and the south line of said 53.512 acre tract **North 82 degrees 42 minutes 04 seconds West 04 seconds West 1,349.75 feet** to a found 5/8 inch iron rod with cap stamped "RPLS 4428" marking the southwest corner of said 53.512 acre tract and the southeast corner of said 24.773 acre tract;

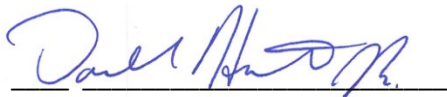
James Price Survey, Abstract No. 16  
Lee County, Texas  
39.26 Acres  
Project No. 21-107

**THENCE** with the west line of said 53.512 acre tract and the east line of said 24.773 acre tract the following two (2) courses:

1. **North 06 degrees 25 minutes 00 seconds East 840.40 feet** to a found 5/8 inch iron rod with cap stamped "RPLS 4428";
2. **North 33 degrees 49 minutes 49 seconds West 705.93 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 39.26 acres within these metes and bounds.

Reference is herein made to the sketch accompanying this metes and bounds description

Bearing Basis: All bearings shown herein are referenced to the Texas Coordinate System of 1983 (2011), Central Zone, U.S. Survey Feet derived from G.P.S. observations.



Donald Ray Hunter, Jr.  
Registered Professional Land Surveyor  
No. 6229 – State of Texas  
Prepared by:  
HLS Services, LLC  
15803 Rose Pine Ct.  
Cypress, Tx. 77429

