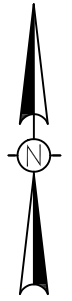


# LEE COUNTY, TEXAS

## JOHN VASHARY SURVEY, ABSTRACT NO. 329

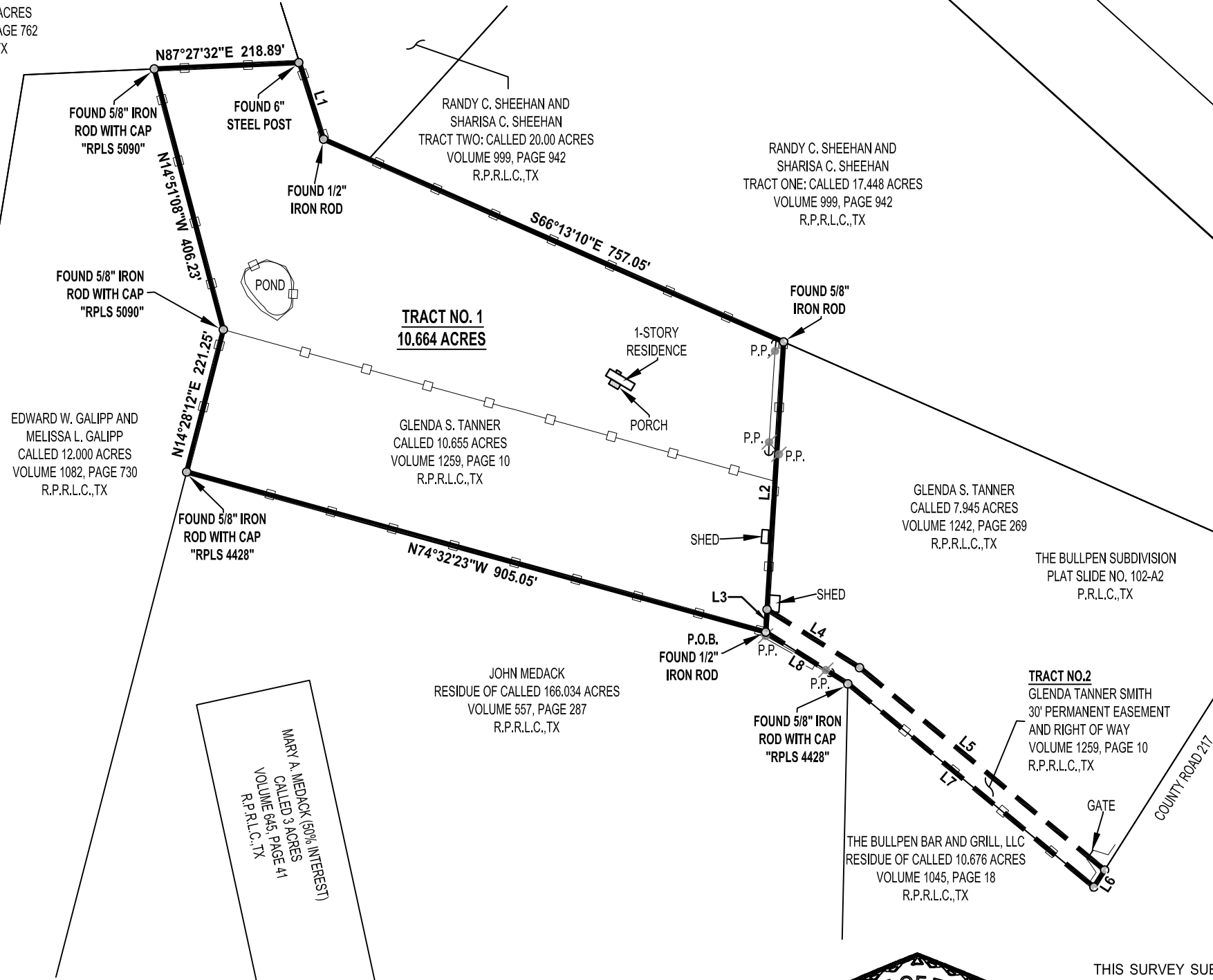


**LEGEND**

- P.P. = POWER POLE
- L.P. = LIGHT POLE
- P.O.B. = POINT OF BEGINNING
- R.P.R.L.C., TX = REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS
- P.R.L.C., TX = PLAT RECORDS OF LEE COUNTY, TX
- OE — = OVERHEAD ELECTRIC LINE
- // — = PLASTIC FENCE
- □ — = HOG WIRE FENCE

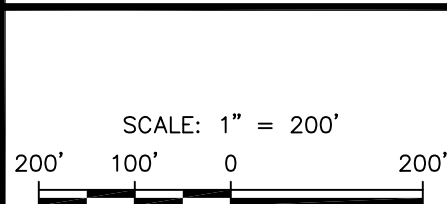
| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L1         | S17°30'05"E | 121.16' |
| L2         | S03°30'07"W | 437.85' |
| L3         | N03°30'07"E | 34.17'  |
| L4         | S57°52'21"E | 164.60' |
| L5         | S50°25'09"E | 470.50' |
| L6         | S32°24'00"W | 30.24'  |
| L7         | N50°25'06"W | 470.50' |
| L8         | N57°52'21"W | 146.27' |

EDWARD W. GALIPP AND  
MELISSA L. GALIPP  
CALLED 29.949 ACRES  
VOLUME 1055, PAGE 762  
R.P.R.L.C., TX



**NOTES:**

- LAND SURVEY OF 10.664 ACRES OF LAND BEING ALL OF THAT CALLED 10.655 ACRE TRACT RECORDED IN VOLUME 1259, PAGE 10 R.P.R.L.C., TX TOGETHER WITH A 30 FOOT PERMANENT EASEMENT AND RIGHT OF WAY BEING ALL OF THAT CALLED 30 FOOT PERMANENT EASEMENT AND RIGHT OF WAY RECORDED IN VOLUME 1259, PAGE 10 R.P.R.L.C., TX
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS AFFECTING SUBJECT PROPERTY UNKNOWN TO THE SURVEYOR
- THIS REFERENCE IS HEREIN MADE TO THE METES AND BOUNDS DESCRIPTION ACCOMPANYING THIS SKETCH



ORIGINAL SHEET SIZE = 11" X 17"

| REV. | DATE | BY | DESCRIPTION | CHK. |
|------|------|----|-------------|------|
|      |      |    |             |      |
|      |      |    |             |      |
|      |      |    |             |      |

PROJECT NO. 22-051

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

|   |                  |            |      |
|---|------------------|------------|------|
| LAND SURVEY OF 10.664 ACRES BEING ALL OF THAT CALLED 10.655 ACRE TRACT TOGETHER WITH A 30 FOOT EASEMENT |                  |            |      |
| PROPERTY ADDRESS<br>COUNTY ROAD 217, GIDDINGS, TX 78942   |                  |            |      |
| DRAWN BY: KLH   | DATE: 03/17/2022 | DWG. NO.   | REV. |
| CHECKED BY: DRH   | DATE: 03/17/2022 | 22-051-001 | 0    |
| SCALE: 1" = 200'  | APP.: DRH        |            |      |



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION IV LAND TITLE SURVEY

*Donald Ray Hunter, Jr.*  
03/25/2022  
DONALD RAY HUNTER JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6229

DATE SURVEYED: MARCH 11, 2022  
BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011), CENTRAL ZONE, US SURVEY FEET.

**TRACT NO. 1**

METES AND BOUNDS DESCRIPTION OF A 10.664 ACRE TRACT OF LAND BEING ALL OF THAT CALLED 10.655 ACRES OF LAND DESCRIBED IN DEED TO GLENDA S. TANNER RECORDED IN VOLUME 1259, PAGE 10 OF THE REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS (R.P.R.L.C.,TX) AND SITUATED IN THE JOHN VASHARY SURVEY, ABSTRACT NO. 329 IN LEE COUNTY, TEXAS. SAID 10.664 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a found 1/2 inch iron rod within the residue of a called 166.034 acre tract of land described in deed to John Medack recorded in Volume 557, Page 287 marking the southeast corner of said 10.655 acre tract, the southwest corner of a called 7.945 acre tract of land described in deed to Glenda S. Tanner recorded in Volume 1242, Page 269 R.P.R.L.C.,TX and a southwest corner of a called 30 foot permanent access easement and right of way described in deed to Glenda Tanner Smith recorded in Volume 1259, Page 10 R.P.R.L.C.,TX;

**THENCE** with the southwest line of said 10.655 acre tract and the northeast line of the residue of said 166.034 acre tract **North 74 degrees 32 minutes 23 seconds West 905.05 feet** to a found 5/8 inch iron rod with cap stamped "RPLS 4428" in the east line of a called 12.000 acre tract of land described in deed to Edward W. Galipp and Melissa L. Galipp recorded in Volume 1082, Page 730 R.P.R.L.C.,TX marking the southwest corner of said 10.655 acre tract;

**THENCE** with the west line of said 10.655 acre tract and the east line of said 12.000 acre tract the following two (2) courses;

1. **North 14 degrees 28 minutes 12 seconds East 221.25 feet** to a found 5/8 inch iron rod with cap stamped "RPLS 5090";
2. **North 14 degrees 51 minutes 08 seconds West 406.23 feet** to a found 5/8 inch iron rod with cap stamped "RPLS 5090" in a south line of a called 29.949 acre tract of land described in deed to Edward W. Galipp and Melissa L. Galipp recorded in Volume 1055, Page 762 R.P.R.L.C.,TX marking the northwest corner of said 10.655 acre tract and the northeast corner of said 12.000 acre tract;

**THENCE** with the north line of said 10.655 acre tract and a south line of said 29.949 acre tract **North 87 degrees 27 minutes 32 seconds East 218.89 feet** to a found 6 inch steel corner post in the southwest line of a called 20.00 acre tract of land known as Tract Two described in deed to Randy C. Sheehan and Sharisa C. Sheehan recorded in Volume 999, Page 942 R.P.R.L.C.,TX marking the most northerly northeast corner of said 10.655 acre tract and a southeast corner of said 29.949 acre tract;

**THENCE** with the northeast line of said 10.655 acre tract and the southwest line of said 20.00 acre tract the following two (2) courses;

1. **South 17 degrees 30 minutes 05 seconds East 121.16 feet** to a found 1/2 inch iron rod;
2. **South 66 degrees 13 minutes 10 seconds East** at 74.36 feet **passing** the calculated most southerly corner of said 20.00 acre tract and the most westerly corner of a called 17.448 acre tract of land known as Tract One described in deed to Randy C. Sheehan and Sharisa C. Sheehan recorded in Volume 999, Page 942 R.P.R.L.C.,TX and continuing in all a **total distance of 757.05 feet** to a found 5/8 inch iron rod marking the most easterly northeast corner of said 10.655 acre tract and the northwest corner of said 7.945 acre tract;

**THENCE** with the east line of said 10.655 acre tract and the west line of said 7.945 acre tract **South 03 degrees 30 minutes 07 seconds West 437.85 feet** to the **POINT OF BEGINNING** of the herein described tract and containing 10.664 acres within these metes and bounds.

**TRACT NO. 2**

METES AND BOUNDS DESCRIPTION OF A 30 FOOT WIDE PERMANENT EASEMENT AND RIGHT OF WAY BEING ALL OF THAT CALLED 30 FOOT WIDE PERMANENT EASEMENT AND RIGHT OF WAY DESCRIBED IN DEED TO GLENDA S. TANNER RECORDED IN VOLUME 1259, PAGE 10 OF THE REAL PROPERTY RECORDS OF LEE COUNTY, TEXAS (R.P.R.L.C.,TX) AND BEING OUT OF AND A PART OF A CALLED 7.945 ACRE TRACT OF LAND DESCRIBED IN DEED TO GLENDA S. TANNER RECORDED IN VOLUME 1242, PAGE 269 R.P.R.L.C.,TX AND SITUATED IN THE JOHN VASHARY SURVEY, ABSTRACT NO. 329 IN LEE COUNTY, TEXAS. SAID 30 FOOT PERMANENT EASEMENT AND RIGHT OF WAY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a found 1/2 inch iron rod within the residue of a called 166.034 acre tract of land described in deed to John Medack recorded in Volume 557, Page 287 R.P.R.L.C.,TX marking the southwest corner of said 30 foot permanent easement, the southwest corner of said 7.945 acre tract and the southeast corner of a called 10.655 acre tract of land described in deed to Glenda S. Tanner recorded in Volume 1259, Page 10 R.P.R.L.C.,TX;

**THENCE** with the west line of said 7.945 acre tract and the east line of said 10.655 acre tract **North 03 degrees 30 minutes 07 seconds East 34.17 feet** to a point marking the northwest corner of said 30 foot permanent easement;

**THENCE** on, over and across said 7.945 acre tract the following two (2) courses;

1. **South 57 degrees 52 minutes 21 seconds East 164.60 feet;**
2. **South 50 degrees 25 minutes 09 seconds East 478.80 feet** to a point in the southeast line of said 7.945 acre tract within County Road 217;

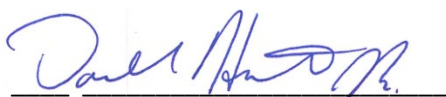
**THENCE** with the southeast line of said 7.945 acre tract **South 32 degrees 24 minutes 00 seconds West 30.24 feet to a point** marking the southeast corner of said 30 foot permanent easement, the southeast corner of said 7.945 acre tract and the most easterly corner of a residue of a called 10.676 acre tract of land described in deed to The Bullpen Bar and Grill, LLC recorded in Volume 1045, Page 18 R.P.R.L.C.,TX;

**THENCE** with the southwest line of said 7.945 acre tract and the northeast line of said 10.676 acre tract **North 50 degrees 25 minutes 06 seconds West 480.63 feet** to a found 5/8 inch iron rod with cap stamped "RPLS 4428" marking the most northerly corner of the residue of said 10.676 acre tract and the northeast corner of the residue of said 166.034 acre tract;

**THENCE** continuing with the southwest line of said 7.945 acre tract **North 57 degrees 52 minutes 21 seconds West 146.27 feet** to the **POINT OF BEGINNING** of the herein described 30 foot wide permanent easement and right of way.

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 Ros Pine Ct., Cypress, Tx. 77429

