



In Re: 1.848 Acres
 All of a 300' x 200' Lot – Tract 1 and
 All of a 300' x 48.4' Lot – Tract 2
 Part of Block 28
 Town of Dime Box
 Lee County, Texas

All that certain tract or parcel of land situated in Lee County, Texas, a part of Block 28 as shown of a map or plat thereof of the Town of Dime Box, Recorded in Slide 5-A of the Plat Records of Lee County, being all of a 300' x 200' Lot (Tract 1) and all of a 300' x 48.4' Lot (tract 2) conveyed from Gloria K. Albright, Individually and as Independent Executor of the estate of James Lewis Albright, III aka James L. Albright, III to James M. Schuman, et ux by Deed dated June 25, 2015 recorded in Volume 1166, Page 499 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 set steel cotton spindle (with red plastic cap marked "TRIAD RPLS 5952") on the north Right-of-Way line of Ramsey Street, at the southwest corner of a 20' wide alleyway, for the common southeast corner of the said Block 28, and the said 300' x 48.4' Lot, and of this tract;

THENCE N 57° 10' 47" W - 268.40 feet along the common line between the said 300' x 48.4' Lot and the said 300' x 200' Lot, respectively, and the said north Right-of-Way line of Ramsey Street to a set 1/2" iron rod (with red plastic cap marked "TRIAD RPLS 5952") at the southeast corner of a called 0.816 Acre tract conveyed to John Edward Wolff in Vol. 1019, Pg. 511, for the common southwest corner of the said 300' x 200' Lot and of this tract;

THENCE N 32° 49' 13" E - 300.00 feet along the common line between the said 300' x 200' Lot and the said 0.816 Acre tract to a set 1/2" iron rod (with red plastic cap marked "TRIAD RPLS 5952") at the southwest corner of a called 2.33 Acre tract conveyed to Thomas Sharp, et ux in Vol. 845, Pg. 67, for the common northwest corner of the said 300' x 200' Lot and of this tract;

THENCE S 57° 10' 47" E - 268.40 feet along the common line between the said 300' x 200' Lot and the said 300' x 48.4' Lot, respectively, and the said 2.33 Acre tract to a set 1/2" iron rod (with red plastic cap marked "TRIAD RPLS 5952") on the west line of the said 20' alleyway, at the southeast corner of the said 2.33 Acre tract, for the common northeast corner of the said 300' x 48.4' Lot and of this tract;

THENCE S 32° 49' 13" W - 300.00 feet along the common line between the said 300' x 48.4' Lot and the said 20' wide alleyway to the **POINT OF BEGINNING** containing within these metes and bounds 1.848 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 31st day of July, 2017.

Bradley L. Lipscomb, R.P.L.S.



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

TOWN OF DIME BOX
 PLAT RECORDS - SLIDE 5-A
LEE COUNTY, TEXAS

THOMAS SHARP, ET UX
 2.33 ACRES
 843/067

GLORIA K. ALBRICHT, INDIVIDUALLY AND AS
 INDEPENDENT EXECUTOR OF THE ESTATE OF
 JAMES LEWIS ALBRICHT, III AKA JAMES L.
 ALBRICHT, III

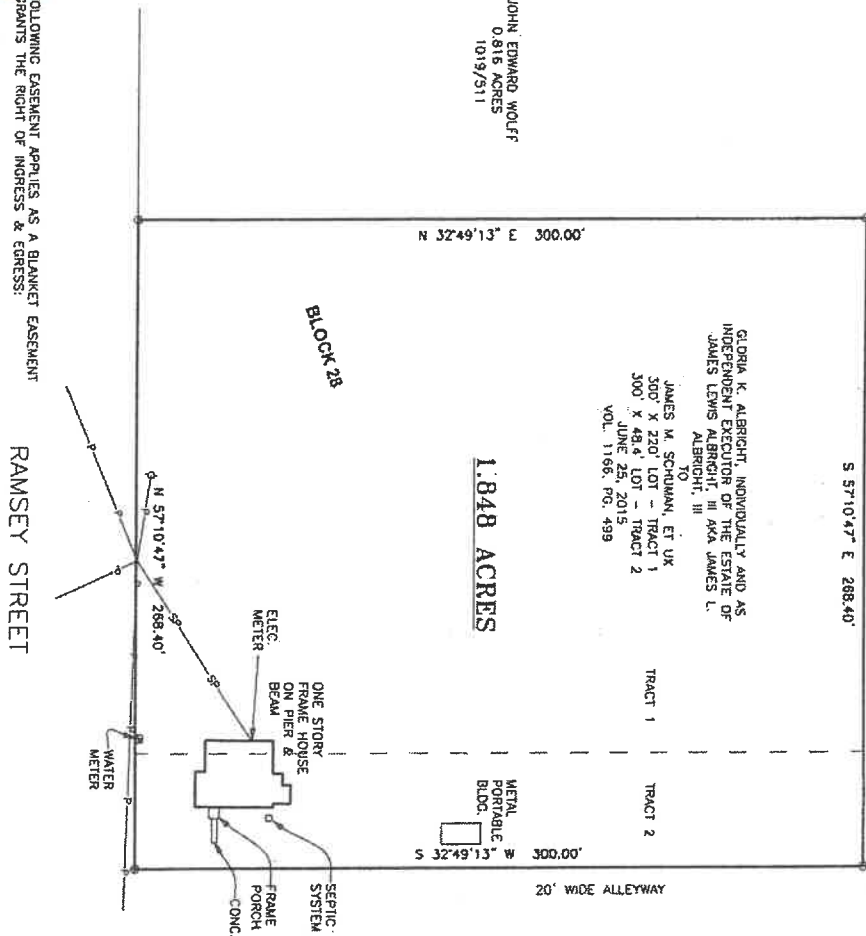
TO
 JAMES M. SCHUMANN, ET UX
 300' X 220' LOT - TRACT 1
 300' X 48.4' LOT - TRACT 2
 JUNE 25, 2015
 VOL. 1168, PG. 499

1.848 ACRES

N 32°49'13" E 300.00'

N 32°49'13" E 300.00'

20' WIDE ALLEYWAY

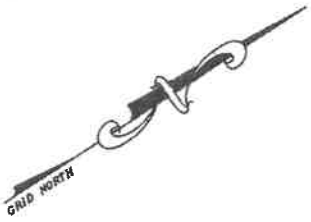


THE FOLLOWING EASEMENT APPLIES AS A BLANKET EASEMENT
 AND GRANTS THE RIGHT OF INTEREST & EGRESS:
 1) MATADOR PIPELINES, INC. - 303/385

RAMSEY STREET



- LEGEND**
- SERVICE POWERLINE
 - OVERHEAD POWERLINE
 - STEEL COTTON SPINDLE SET WITH RED CAP MARKED SURVEYING RPLS 9952-
 - 1/2" IRON ROD SET WITH RED CAP MARKED TRAD SURVEYING RPLS 9992"



I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THIS PLAT HIRSHON CU AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND, THIS PLAT HIRSHON CU AND THE FIELD NOTES ATTACHED TROLLY 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 OR IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN; PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AND IS NOT WITHIN ZONE A OF THE FLOOD HAZARD AREA ACCORDING TO FLOOD RATE MAP NO. 48870000C, LEE COUNTY, TEXAS DATED APRIL 16, 2014; THIS PROFESSIONAL SURVEY CONFORMS TO THE CURRENT TEXAS PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY IA, CONDITION I SURVEY

GIVEN UNDER MY HAND AND SEAL, IMMEDIATELY OF ME, Y. 2017.



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

RLP
 SURVEYING, INC. FIRM REGISTRATION NO 10007900
 1311 WEST CAMERON P.O. BOX 1489 ROCKDALE, TX. 78567

OF No. LE-17-065

1.848 ACRES
 PART OF BLOCK 28
 TOWN OF DIME BOX
 LEE COUNTY, TEXAS

Completion Date: 7/31/17	Drawn by: BL
Scale: 1" = 60'	Surveyed by: MH
PROJECT NO. S17-108	Checked by: BL