



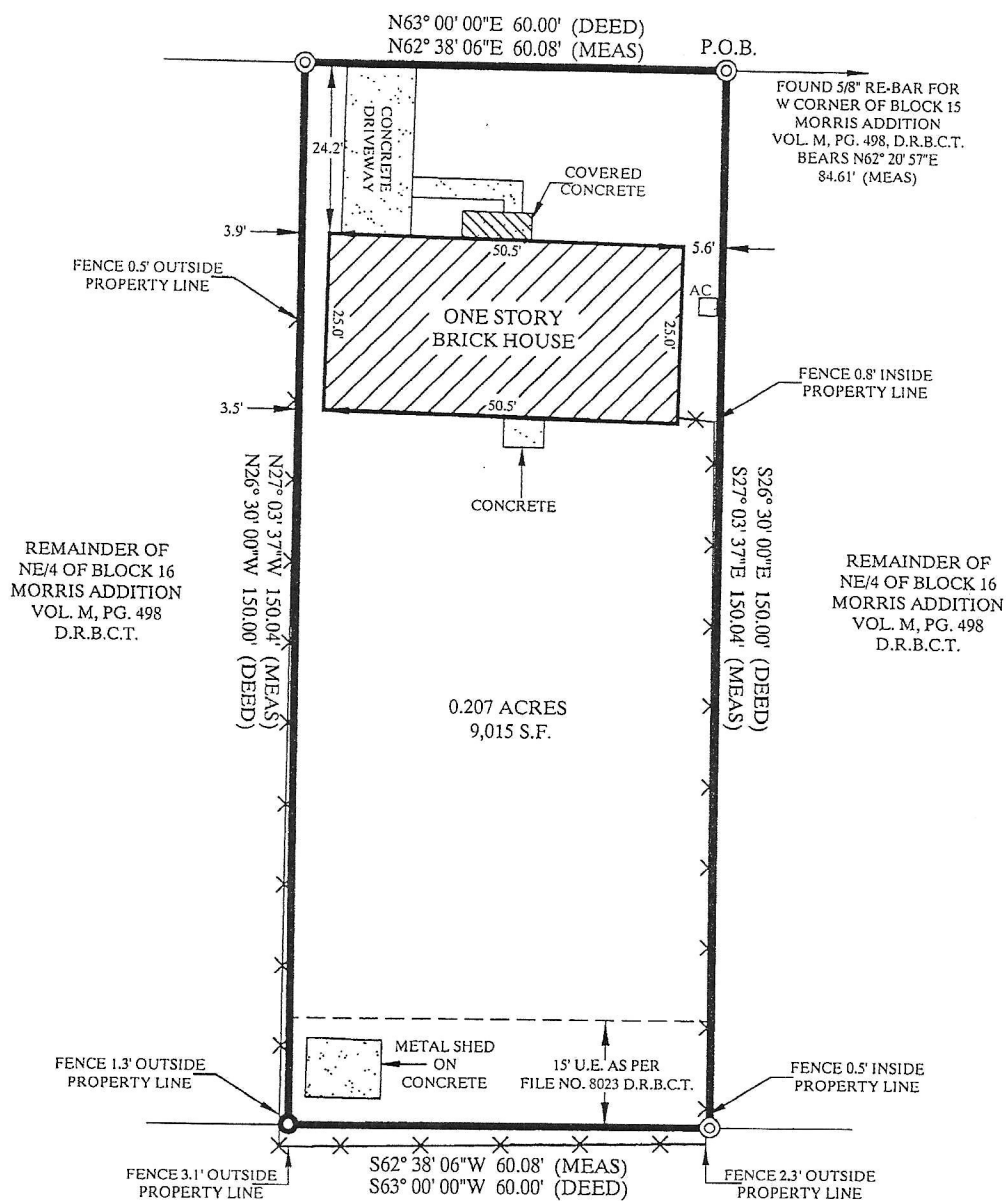
SURVEY OF
 A 0.207 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN FILE NO. 180658,
 OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS. SAID 0.207 ACRE TRACT BEING
 OUT OF THE NORTHEAST QUADRANT OF BLOCK 16, "MORRIS ADDITION" AS SHOWN ON
 THE PLAT RECORDED IN VOLUME M, PAGE 498, DEED RECORDS BEE COUNTY, TEXAS.

SCALE 1" = 20'

BUYER: CHARLES STROMAN

GF NO.: 219712005 (09-08-2021)

803 WEST HUTCHINSON STREET
 (PLATTED AS ELLA STREET)
 60' RIGHT OF WAY



- ✕ = WIRE FENCE
- ⊙ = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR

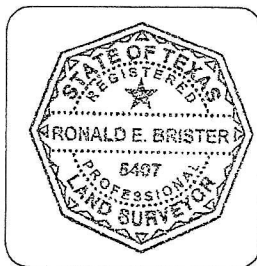
NOTES: SCHEDULE "B" ITEMS:
 10.)
 e.) FILE NO. 8023 AS SHOWN



Brister Surveying

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 Firm Registration No. 10072800

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY
 IS LOCATED WITHIN ZONE X AS DEFINED
 BY THE FEDERAL EMERGENCY MANAGEMENT
 MAPS COMMUNITY PANEL 48025C 0270 C
 DATED MAY 20, 2010
 AND IS IS NOT LOCATED IN A DESIGNATED
 100 YEAR FLOOD ZONE.



NOTES:
 1.) TOTAL SURVEYED AREA IS 0.207 ACRES.
 2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
 3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
 4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.

THIS SURVEY INCLUDES ONLY THE RESEARCH, INVESTIGATION, OR LOCATIONS OF SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY AS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY NOVEMBER 3, 2021, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister

RONALD E. BRISTER R.P.L.S. NO. 5407

DATE NOVEMBER 5, 2021

JOB NO. 212490

Charles Stroman

STATE OF TEXAS
COUNTY OF BEE

Field notes of a 0.207 acre tract as described in a deed recorded in File No. 180658, Official Public Records Nueces County, Texas. Said 0.207 acre tract being out of the northeast quadrant of Block 16, "Morris Addition" as shown on the plat recorded in Volume M, Page 498, Deed Records Bee County, Texas. Said 0.207 acre tract being more particularly described as follows:

COMMENCING at a 5/8" re-bar found for the west corner of Block 15, of said "Morris Addition", and in the southeast right of way of West Hutchinson Street, **THENCE** with the southeast right of way of West Hutchinson Street, South 62°20'57" West, a distance of 84.61 feet to a 5/8" re-bar found in the southeast right of way of West Hutchinson Street, in the northwest line of said northeast quadrant of Block 16, for the north corner of this survey, and for the **POINT of BEGINNING**.

THENCE with the northeast line of this survey, South 27°03'37" East, a distance of 150.04 feet to a 5/8" re-bar found in the common line of the southeast line of said northeast quadrant, and the northwest line of Allen Sugarek's southeast quadrant of Block 16, of said "Morris Addition", as described in a deed recorded in Volume 202, Page 336, Deed Records Bee County, Texas, and for the east corner of this survey.

THENCE with the common line of said Allen Sugarek's southeast quadrant, said northeast quadrant, and this survey, South 62°38'06" West, a distance of 60.08 feet to a 5/8" re-bar set in the common line of said northeast quadrant and said Allen Sugarek's southeast quadrant, and for the south corner of this survey.

THENCE with the southwest line of this survey, North 27°03'37" West, a distance of 150.04 feet to a 5/8" re-bar found in the northwest line of said northeast quadrant, in the southeast right of way of West Hutchinson Street, and for the west corner of this survey.

THENCE with the common line of the southeast right of way of West Hutchinson Street, said northeast quadrant, and this survey, North 62°38'06" East, a distance of 60.08 feet to the **POINT of BEGINNING** of this tract, and containing 0.207 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day November 3, 2021 and is correct to the best of my knowledge and belief.

Ronald E. Brister

Ronald E. Brister, RPLS No. 5407
Date: November 5, 2021.



Job No. 212490