



SYMBOL LEGEND

- EDGE OF ASPHALT
- OVERHEAD ELECTRIC
- PIPELINE
- WIRE FENCE
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- PIPELINE MARKER
- POWER POLE
- SET SURVEY MONUMENT
- RAIL FENCE

LINE	BEARING	DISTANCE
L1	S 21°33'24" E	391.95'
L2	N 21°33'24" W	302.20'
L3	N 20°48'56" W	98.92'

CHARLES B. SHAIN SURVEY
ABSTRACT NO. 305

REMAINDER OF
 RYAN POPE
 CALLED 71.116 ACRES
 INSTRUMENT No. 2747
 O.R.B.C.T.

FND 1/2" I.R.
 W/TPS CAP

POB

SET 1/2" I.R.
 W/TPS CAP
 N:13394509.21
 E:2310850.58

NOW OR FORMERLY
 THOMAS W. KELLER AND
 MARY F. KELLER
 CALLED 140.53 ACRES
 VOL. 601, PG. 353
 O.P.R.B.C.T.

TRACT 3
8.535 ACRES

PORTION OF
 RYAN POPE
 CALLED 71.116 ACRES
 INSTRUMENT No. 2747
 O.R.B.C.T.

COUNTY ROAD 124

ALBERT DE LEON AND
 BLANCA DE LEON
 CALLED 22.96 ACRES
 VOL. 845, PG. 538
 O.P.R.B.C.T.

REMAINDER OF
 RYAN POPE
 CALLED 71.116 ACRES
 INSTRUMENT No. 2747
 O.R.B.C.T.

ENTERPRISE PRODUCTS OPERATING, L.L.C.
 (PER TX RAILROAD COMMISSION GIS)

BOUNDARY SURVEY

BEING an 8.535 acre tract of land situated in the Charles B. Shain Survey, Abstract Number 305, Bee County, Texas, being a portion of that certain called 71.116 acre tract described in instrument to Ryan Pope, recorded under Instrument Number 2747 of the Official Public Records of Bee County, Texas (O.P.R.B.C.T.), said 8.535 acre tract being more particularly described by attached metes and bounds description.

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48025C0150C HAVING AN EFFECTIVE DATE OF 05/20/2010.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), SOUTH CENTRAL ZONE (TXSC-4204), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER.....
 ADDRESS.....COUNTY ROAD 124, BEEVILLE, TX, 78102
 SURVEY.....CHARLES B. SHAIN, A - 305
 SUBJECT.....8.535 ACRES
 COUNTY.....BEE

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

TPS TEXAS PROFESSIONAL SURVEYING
 3032 N. Frazier, Conroe, Texas 77303
 Ph: 936.756.7447 Fax: 936.756.7448
 www.surveyingtexas.com
 Firm No. 10083400

PROJECT NUMBER	33701_TR 3
DATE	09/21/2023
DRAWN BY	ADV
CHECKED BY	MMS / MJW
FIELD CREW	ZH
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

