



SYMBOL LEGEND

- EDGE OF ASPHALT
- OVERHEAD ELECTRIC
- PIPELINE
- WIRE FENCE
- CALCULATED CORNER
- FIBER OPTIC CABLE MARKER (FOC)
- PIPELINE MARKER (PLM)
- POWER POLE (PP)
- SET SURVEY MONUMENT

CHARLES B. SHAIN SURVEY
ABSTRACT NO. 305

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

N 09°14'14" E 1349.50'

POB
 SET 1/2" I.R.
 W/TPS CAP
 N:13393503.39
 E:2310505.10

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

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

N 38°34'05" E 745.57'

S 21°33'24" E 698.27'

TRACT 8
5.182 ACRES

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

@60.00'
 SET 1/2" I.R.
 W/TPS CAP

@638.27'
 SET 1/2" I.R.
 W/TPS CAP

N 84°44'00" W 724.44'
FARM TO MARKET ROAD 673

BOUNDARY SURVEY

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.

BEING a 5.182 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 5.182 acre tract being more particularly described by attached metes and bounds description.

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.

PROJECT NUMBER	33701_TR 8
DATE	09/21/2023
DRAWN BY	ADV
CHECKED BY	MMS / MJW
FIELD CREW	ZH
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

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.....FARM TO MARKET ROAD 673, BEEVILLE, TX, 78102
 SURVEY.....CHARLES B. SHAIN, A - 305
 SUBJECT.....5.182 ACRES
 COUNTY.....BEE

TEXAS PROFESSIONAL SURVEYING
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 Firm No. 10083400

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

