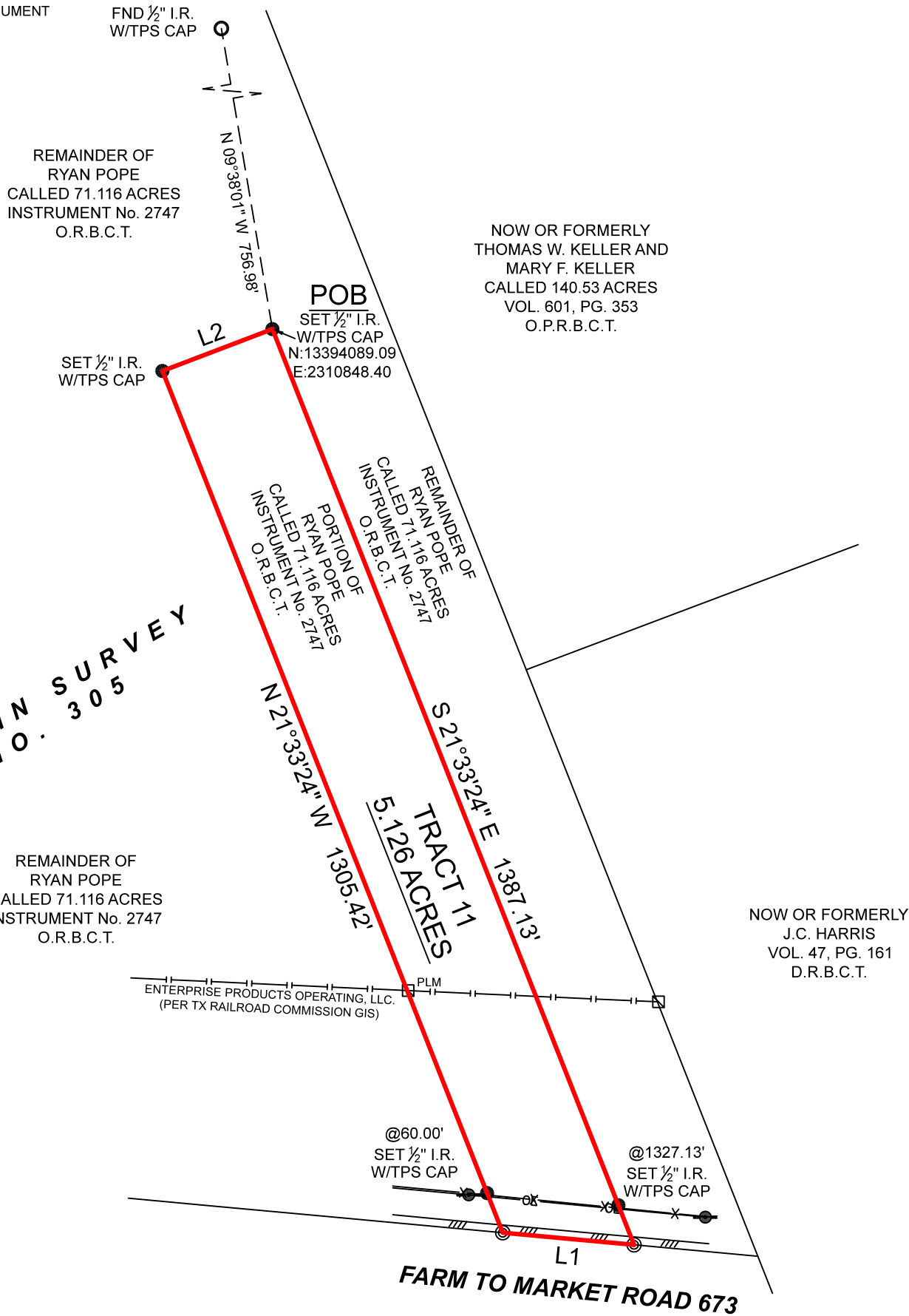


LINE	BEARING	DISTANCE
L1	N 84°44'00" W	185.84'
L2	N 69°11'03" E	165.86'

SYMBOL LEGEND

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



CHARLES B. SHAIN SURVEY
ABSTRACT NO. 305

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 5.126 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 5.126 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 11
DATE	09/21/2023
DRAWN BY	ADV
CHECKED BY	MMS / MJW
FIELD CREW	ZH
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

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

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.....5.126 ACRES
 COUNTY.....BEE

Thomas A. McIntyre
 Registered Professional Land Surveyor No. 6921

