

STATE OF TEXAS

COUNTY OF LEE

LAND DESCRIPTION

Being **93.257 acres** of land, a part of the Wm. H. Bynum Survey, Abstract 6, Lee County, Texas, and being all of a 90.210 acre tract described in a deed to Marie Kirk Chapline, same as recorded in volume 1128, page 127, also being all of a 2.7 acre tract described in a deed to Marie Kirk Chapline, same as recorded in volume 1128, page 123 of the Real Property Records of Lee County, Texas. Said **93.257 acre** tract of land being more particularly described as follows:

BEGINNING at a 5/8 inch rebar with cap marked “4428” set in the Southeast line of a 113 acre tract described in a deed to John Quinton Hodge same as recorded in volume 160, page 489, for the North corner of said 90.210 acre Chapline tract, the West corner of a 46 acre tract described in a deed to Charlie Milton Moore same as recorded in volume 74, page 40, of the Real Property Records of Lee County, Texas for the North corner hereof;

THENCE with the Southwest line of said 46 acre Moore tract, the Northeast line of said 90.210 acre Chapline tract, **South 22 deg. 04 min. 02 sec. East – 2161.92 feet** to a 5/8 inch rebar with cap marked “4428” set in the Northwest line of a 20 acre tract described in a deed to Ben Heslip same as recorded in volume 29, page 544, for the South corner of said 46 acre Moore tract, the East corner of said 90.210 acre Chapline tract, and the East corner hereof;

THENCE with the Northwest line of said 20 acre Heslip tract, the Southeast line of said 90.210 acre Chapline tract, **South 67 deg. 38 min. 20 sec. West – 708.24 feet** to a 5/8 inch rebar with cap marked “4428” found at the East corner of said 20 acre Heslip tract, the North corner of a 50.00 acre tract described in a deed to J. Vance Govan, et al same as recorded in volume 1065, page 524, for an angle corner hereof;

THENCE continuing with the Southeast line of said 90.210 acre Chapline tract, the Northwest line of said 50.00 acre Govan tract, **South 67 deg. 22 min. 36 sec. West** at 260.60 feet pass a point for the East corner of said 2.7 acre Chapline tract, a Easterly South corner of said 90.210 acre Chapline tract, continuing for a total distance of **1366.41 feet** to a point within the margins of Private Road 8028 (according to the Lee County Appraisal District Map), in the Southwest line of said Bynum Survey, the Northeast line of said Dupuy Survey, the Northeast line of a 9.986 acre tract described in a deed to Linda McDowell same as recorded in volume 1162, page 121, the West corner of said 50.000 acre Govan tract, and the South corner hereof; Said point for corner bears South 67 deg. 35 min. 55 sec. West 15.28 feet from a 5/8 inch rebar with cap marked “4428” found for reference hereof;

THENCE within the margins of private road 8028, with the Southwest line of said Bynum Survey, the Northeast line of said Dupuy Survey, the Northeast line of said 9.986 acre McDowell tract, the Southwest line of said 2.7 acre Chapline tract, **North 21 deg. 40 min. 41 sec. West** at 22.89 feet pass point for the North corner of said 9.986 acre McDowell tract, the East corner of a 26.573 acre tract described in a deed to James R. Carter, et al same as recorded in volume 1188, page 1000, at 114.78 feet pass a point for the West corner of said 2.7 acre Chapline tract, the Westerly South corner of said 90.210 acre Chapline tract, at 344.05 feet pass a point for the North corner of said 26.573 acre Carter tract, the East corner of a 35.603 acre tract described in a deed to James R. Carter, et al same as recorded in volume 1188, page 1007, at 1248.57 feet pass a point for the North corner of said 35.603 acre Carter tract, the East corner of a 21 acre tract described in deed to Dylan Marburger same as recorded in volume 1168, page 742, at 1744.48 feet

pass a point for the North corner of said 21 acre Marburger tract, the East corner of a 26.438 acre tract described in a deed to Russell W. Burkett same as recorded in volume 965, page 1072, continuing for a total distance of **1769.15 feet** to a point for the South corner of said 113 acre Hodge tract, the West corner of said 90.210 acre Chapline tract and the West corner hereof; said point bears South 56 deg. 41 min. 53 sec. West 6.15 feet from a 5/8 inch rebar with cap marked "4428" found for reference hereof;

THENCE with the Northwest line of said 90.210 acre Chapline tract, the Southeast line of said 113 acre Hodge tract, **North 56 deg. 41 min. 53 sec. East 2102.85 feet** to the **PLACE OF BEGINNING** and containing **93.257 acres** of land.

Bearings are Grid NAD 83, Texas Coordinate System, Central Zone. Reference is hereby made to a plat attached hereto and made a part hereof for further descriptive purposes.

I hereby certify that this description is an accurate representation of an on the ground survey completed under my supervision in October 2019 and that this survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition IV Survey.




William E. Weiser
Professional Land Surveyor
Number 4428
Date of signature: 10/22/19

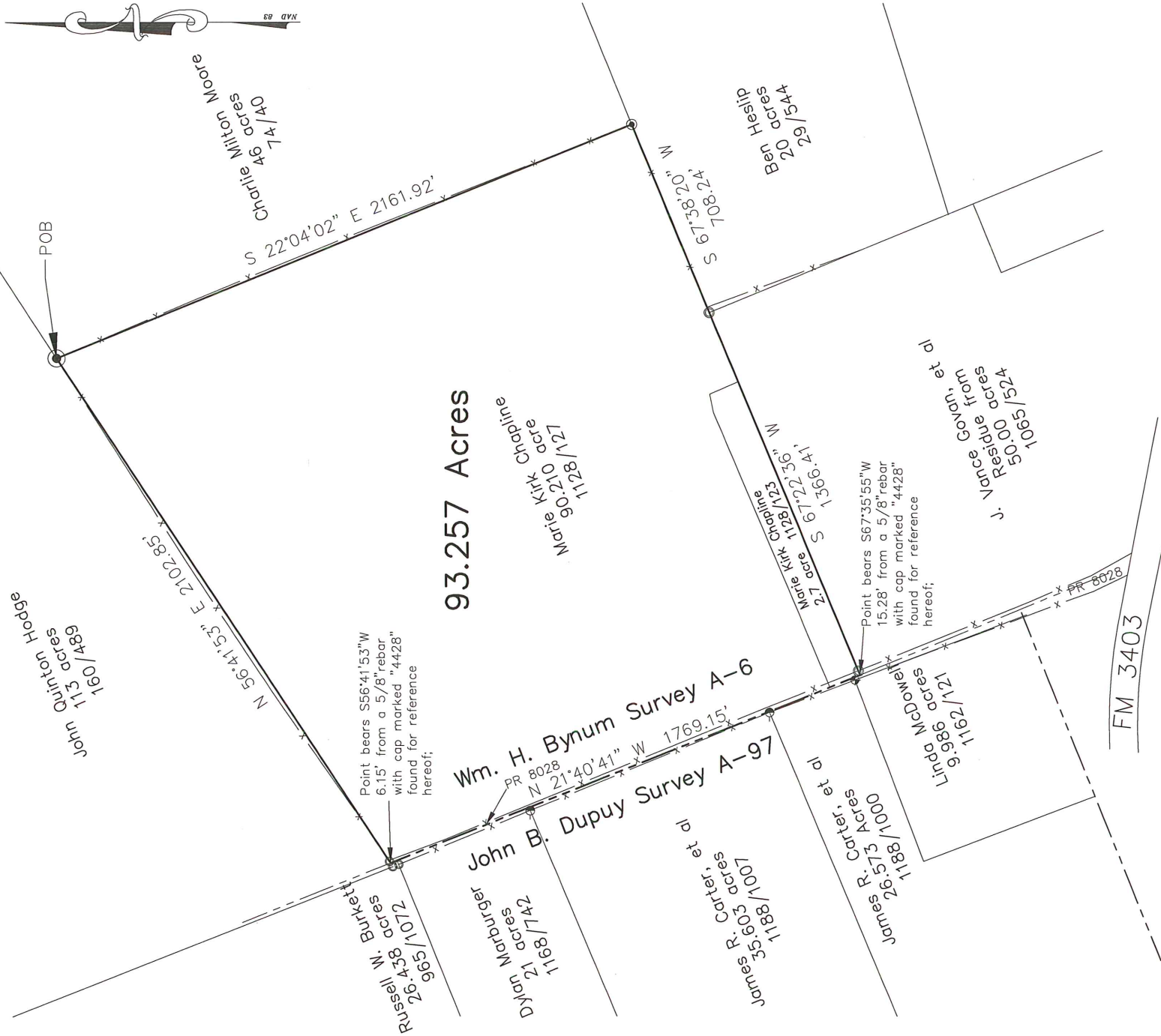
Weiser Becker Surveyors, P.C.

(979) 542-4444

FN: 10015700

Lee County, Texas

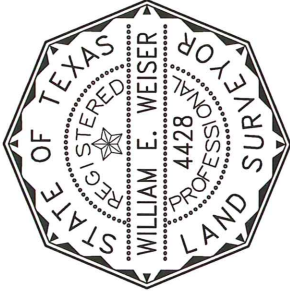
Wm. H. Bynum Survey, A-6



Survey plat showing a 93.257 acre tract, being part of the Wm. H. Bynum Survey, Abstract 6, Lee County, Texas; also being all of a 90.210 acre tract described in a deed to Marie Kirk Chapline same as recorded in volume 1128, page 127, also being all of a 2.7 acre tract described in a deed to Marie Kirk Chapline same as recorded in volume 1128, page 123, of the Real Property Records, Lee County, Texas

- 5/8" rebar with cap marked "4428" set
- 5/8" rebar with cap marked "4428" found
- ⊙ 5/8" rebar found
- ◐ 1/2" rebar found

I hereby certify that this plat is an accurate representation of an on the ground survey completed under my supervision in October 2019 and that this Survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition IV Survey.



Survey Notes:
1) Bearings are Grid NAD 83, Texas Coordinate System, Central Zone.
2) Reference is hereby made to a description attached hereto and made a part hereof for further descriptive purposes.
3) No attempt has been made to locate any improvements, easements, or rights of way not shown hereon. Underground utilities may exist that are not shown hereon.
4) Property lines may be subject to meandering fences, the actual details of which are unable to be shown at the scale of this plat.
5) All improvements are not shown.

William E. Weiser
William E. Weiser
Professional Land Surveyor
Number 4428

Weiser Becker Surveyors, P. C., F-10015700	By: STW	Date: 10/08/19	Scale: 1" = 500'	Book: 656
198 N.Manse Ave. Giddings, Texas 78942 979-542-4444	Rev:	File: 7698.dwg	WO: 7698	