

LEE COUNTY, TEXAS

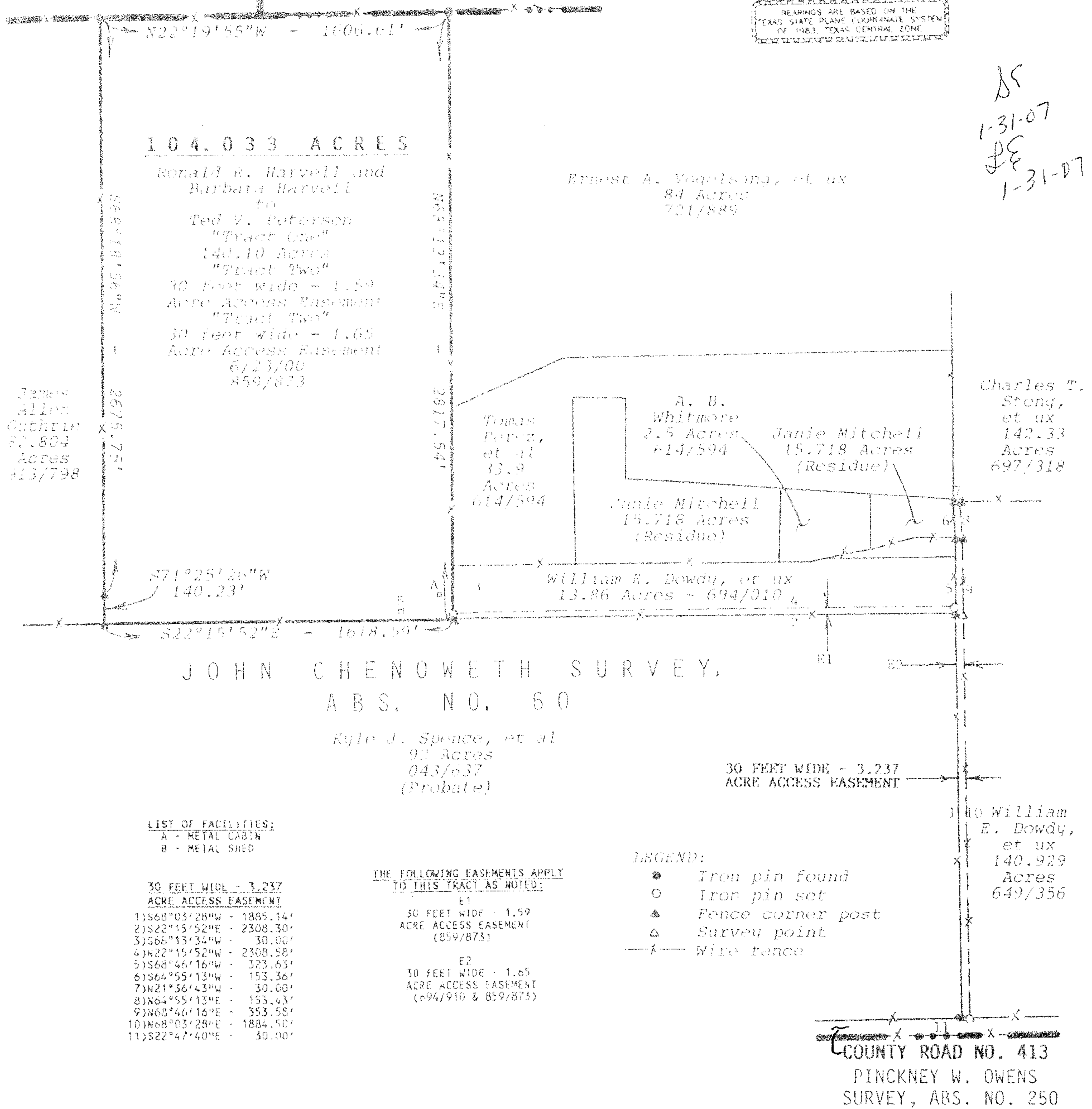
JOHN FULCHER L. L. CHILDS SURVEY,
SURVEY,
ABS. NO. 120

Geneva Jackson, et al
27.5 Acres
610/615

Ernest A. Vogelsang, et ux
175.12 Acres
721/889

SCALE:
1"=600'

BEARINGS ARE BASED ON THE
TEXAS STATE PLANE COORDINATE SYSTEM
OF 1983, TEXAS CENTRAL ZONE



I, W. L. Ferguson, Registered Professional Land Surveyor No. 2547 in the State of Texas, do hereby certify to the Title Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser that this survey was made on the ground; this plat hereon and the field notes attached hereto truly and correctly represents the facts found at the time of this survey; the size, location and type of buildings and improvements are as shown; that there are no apparent discrepancies, conflicts, encroachments, overlapping of improvements, visible utility lines or roads in place, except as shown; property has access to and from a dedicated roadway and is not within Zone A of the Flood Hazard Area according to Flood Rate Map Community No. 480901 as shown on Panel 0002A Lee County, Texas, dated November 16, 1992; this professional service conforms to the current Texas Surveyors Association's Standard and Specifications for a Category 1A Survey.

Given under my hand and seal this 29th day of January, 2007.



REGISTERED PROFESSIONAL ENGINEERS

REGISTERED PUBLIC SURVEYORS

GF#: LE2-07-004			
231 EAST CAMERON • P. O. BOX 1489 • ROCKDALE, TX. 76567			
104.033 ACRES			
WITH A 30 FEET WIDE - 3.237 ACRE ACCESS EASEMENT JOHN CHENOWETH SURVEY, A-60 LEE COUNTY, TEXAS			
DRAWN BY: LEM		APPROVED BY: WLF	
PROJECT NO. S93-27	SCALE 1"=600'	DATE 12/29/07	SHEET 1 of 1

In Re: 104.033 Acres with a
30 feet wide - 3.237
acre access easement
John Chenoweth Survey, A-60
Lee County, Texas



All that certain tract or parcel of land situated in Lee County, Texas, being part of the John Chenoweth Survey, Abstract No. 60 and being all of a "Tract One" - 104.10 acres (104.033 acres surveyed by me this date), a "Tract Two" - 30 feet wide - 1.59 acre access easement and a "Tract Three" - 30 feet wide - 1.65 acre access easement as conveyed from Ronald R. Harvell and Barbara Harvell to Ted V. Peterson by Deed dated June 23, 2000 and being recorded in Volume 859, Page 873 of the Real Property Records of said Lee County and being more particularly described by metes and bounds as follows, to wit:

BASIS OF BEARINGS: Texas State Plane Coordinate System of 1983, Texas Central Zone.

104.033 ACRES

BEGINNING at an iron pin found at a fence corner post on a common line between said Chenoweth Survey and the John Fulcher Survey, Abstract No. 120, same being the East line of a Geneva Jackson, et al 27.5 acre tract (610/615) for the Northwest corner of a James Allen Guthrie 82.804 acre tract (913/798) and for the Southwest corner of this tract;

THENCE N22°19'55"W - 1606.61 feet with an occupied common line as fenced between said Fulcher and the L. L. Childs Survey, Abstract No. 75, respectively, and said Chenoweth Survey, same being the East line of said Jackson 27.5 acre tract and a Ernest A. Vogelsang, et ux 175.12 acre tract (721/889), respectively, to a 6" steel fence corner post for the Southwest corner of a Ernest A. Vogelsang, et ux 84 acre tract (721 889) and for the Northwest corner of this tract;

THENCE N68°13'34"E - 2817.54 feet with an occupied South fence line of said Vogelsang 84 acre tract, a Tomas Perez, et al 33.8 acre tract (614/594) and a William E. Dowdy, et ux, 13.86 acre tract (694/010), respectively, to a t-post on the West line of a Kyle J. Spence, et al 92 acre tract (043/637-Probate) for the Southeast corner of said 13.86 acre tract, same being the end and most southerly Southeast corner of a 30 feet wide - 3.237 acre access easement described below and for the Northeast corner of this tract;

THENCE S22°15'52"E - 1618.59 feet with an occupied West fence line of said Spence 92 acre tract to a steel fence corner post for the Northeast corner of said Guthrie 82.804 acre tract and for the Southeast corner of this tract;

THENCE with an occupied North fence line of said Guthrie 82.804 acre tract as follows:

S71°25'26"W - 140.23 feet to a 16" post oak tree and fence corner post for an interior ell corner of this tract;
S68°18'56"W - 2675.75 feet to the PLACE OF BEGINNING and containing 104.033 Acres of Land.

30 FEET WIDE - 3.237 ACRE ACCESS EASEMENT

BEGINNING at an iron pin found at a fence corner post on the West line of County Road No. 413 for the Northeast corner of said Spence 92 acre tract, same being the Southeast corner of a William E. Dowdy, et ux 140.929 acre tract (649/356) and for the most northerly Southeast corner of this;

THENCE S68°03'28"W - 1885.14 feet with an occupied common line as fenced between said Spence 92 acre tract and said Dowdy 140.929 acre tract to a 10" fence corner post for the Northwest corner of said 92 acre tract, same being the Northeast corner of said Dowdy 13.86 acre tract and for an interior ell corner of this;

THENCE S22°15'52"E - 2308.30 feet with an occupied common line as fenced between said Spence 92 acre tract and said Dowdy 13.86 acre tract to a t-post for the Southeast corner of said 13.86 acre tract, same being the Northeast corner of above described 104.033 acre tract and for the most southerly Southeast corner of this;

THENCE S68°13'34"W - 30.00 feet with an occupied common line as fenced between said 104.033 acre tract and said Dowdy 13.86 acre tract to an iron pin set for the most southerly Southwest corner of said this;

THENCE N22°15'52"W - 2308.58 feet crossing said Dowdy 13.86 acre tract to an iron pin set on a common line between said 13.86 acre tract and said Dowdy 140.929 acre tract for an interior ell corner of this;

THENCE with an occupied line as fenced between said Dowdy 13.86 acre tract and the residue of a Janie Mitchell 15.718 acre tract, respectively, and said Dowdy 140.929 acre tract as follows:

S68°46'16"W - 323.63 feet to a 6" steel fence corner post for an interior ell corner of this;
S64°55'13"W - 153.36 feet to a 6" steel fence corner post for the Southwest corner of said Dowdy 140.929 acre tract, same being the Southeast corner of a Charles T. Stong, et ux 142.33 acre tract (697/318) and for the most northerly Southwest corner of this;

THENCE N21°36'43"W - 30.00 feet with an occupied common line as fenced between said Stong 142.33 acre tract and said Dowdy 140.929 acre tract to a 6" steel fence corner post for the Northwest corner of this;

THENCE entering said Dowdy 140.929 acre tract and with a fence line as follows:

N64°55'13"E - 153.43 feet to a 6" steel fence corner post for an exterior ell corner of this;
N68°46'16"E - 353.58 feet to a point for an interior ell corner of this;
N68°03'28"E - 1884.50 feet to an iron pin set on a common line between the West line of said County Road No. 413 and said Dowdy 140.929 acre tract for the Northeast corner of corner of this;

THENCE S22°47'40"E - 30.00 feet with an occupied common line as fenced between the West line of said County Road No. 413 and said Dowdy 140.929 acre tract to the PLACE OF BEGINNING and containing 3.237 Acre of Land for Ingress and Egress only.

I, W. L. Ferguson, Registered Professional Land Surveyor No. 2547 in the State of Texas, do hereby certify that the above survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 29th day of January, 2007.

