

Warnke

W. M. JONES SURVEY A-503

3  
58.27 Ac.

E. B. Hodges - Special Warranty Deed  
January 30, 1990 - Vol. 469, Pg. 191, D.R.

N 49° 51' 27" E  
363.00'  
Set 5/8" I. R.  
2084.71'  
Set 3/8" Nail

8  
53.82 Ac.

Fnd. 5/8" I. R.  
3.2'  
1.4'

S 62° 41' 51" E

(Plotted S 63° 45' 51" E 2097.88')

2097.21'

1589.18'

7  
44.77 Ac.

Laura A. Bouquet  
Warr. Deed w/ Ven. Lien  
May 11, 2004  
Vol. 714, Pg. 245, O.P.R.

1497.92'

(Plotted N 37° 45' 56" E)

N 38° 50' 43" E

844.65'

(Plotted N 37° 45' 56" E)

N 38° 50' 43" E

1587.69'

(Plotted N 52° 04' 54" W 1587.69')

N 51° 00' 16" W

Set 5/8" I. R.  
1.0'

FCP

65.44 AC.

(±1.09 Ac. in Co. Rd. No. 118)

Original Lot Line

W. S. BENSON SURVEY A-1223

Set 5/8" I. R.  
33.00'

1787.39'

1787.39'

(Plotted S 48° 47' 43" W)  
S 49° 51' 27" W  
502.42'

(Plotted S 54° 26' 43" W 250.84')  
S 55° 31' 23" W  
250.84'

38.17 AC.

(±0.84 Ac. in Co. Rd. No. 118)

(Plotted S 37° 14' 03" W 473.03')  
S 38° 18' 41" W  
473.03'

5  
38.07 Ac.

M. L. Pressly, et al  
January 23, 1981  
Vol. 363, Pg. 188, D.R.

Set 5/8" I. R.  
33.00'

Set 3/8" Nail

Set 3/8" Nail

Set 3/8" Nail

Set 3/8" Nail

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Set 3/8" Nail

Set 3/8" Nail

Set 3/8" Nail

New division of property

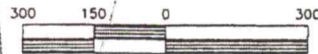
LEGEND

- I. R. = Iron Rod
- PP = Power Pole
- O/E = Overhead Electric
- FCP = Fence Corner Post

127.5 Acre Tract (First Tract)  
Patsy L. Weimers - Warranty Deed  
December 27, 1998 - Vol. 597, Pg. 378, O.P.R.

118.61 Acre Tract - Homer Dove, et al  
January 14, 1992 - Vol. 575, Pg. 877, O.P.R.

- As scaled off of FIRM Community Panel No. 480026 0150 B, dated April 1, 1982, property is situated in Zone C (Area of Minimal Flooding).
- Set 5/8" iron rods are marked with an orange cap stamped "RPLS 4030".
- Bearings shown hereon are based on a GPS Survey, NAD 27, Texas South Central Zone.
- There may be existing pipelines not shown on this map. Use the Texas One-Call System to locate pipelines before performing any excavation on this property. (1-800-344-8377)



Plat Showing Division  
of  
LOTS NO. 1 & 2

CR 118

Field notes of a 65.44 acre tract of land, more or less, being comprised off all Lot No. 2 and a portion of Lot No. 1 of The First Registered Subdivision of the Borroum Ranch, as shown on map recorded in Volume 2, Page 65 of the Plat Records of Bee County, Texas;

Said 65.44 acre tract, which is comprised of portions of the W. S. Benson Survey, Abstract 1223, and the W. M. Jones Survey, Abstract 503, is situated approximately 15 miles northwest of the town of Beeville and is described by metes and bounds as follows:

BEGINNING at a 3/8" nail set in the center of County Road No. 118 and at the east corner of said Lot No. 2, for the east corner of this tract, same being also the south corner of Lot No. 3 (58.27 Ac.) of said The First Registered Subdivision of the Borroum Ranch, conveyed to E. B. Hodges by Special Warranty Deed dated January 30, 1990, recorded in Volume 469, Page 191 of the Deed Records of Bee County, Texas, and a point in the northwest line of Lot No. 7 (44.77 Ac.) of said The First Registered Subdivision of the Borroum Ranch, conveyed to Laura A. Bouquet by Warranty Deed with Vendor's Lien dated May 11, 2004, recorded in Volume 724, Page 245 of the Official Public Records of Bee County, Texas, whence a 3/8" nail found in the center of said County Road No. 118, at the north corner of said Lot No. 7 and the west corner of Lot No. 8 of said The First Registered Subdivision of the Borroum Ranch, bears N 49° 51' 27" E, a distance of 363.00 ft.;

THENCE S 49° 51' 27" W along the southeast line of this tract, the southeast line of said Lot No. 2, the northwest line of said Lot No. 7 and with the center of said County Road No. 118, at the platted distance of 1046.84 ft. pass the south corner of said Lot No. 2, the east corner of said Lot No. 1, the west corner of said Lot No. 7 and the north corner of Lot No. 5 (36.07 Ac.) of said The First Registered Subdivision of the Borroum Ranch, conveyed to M. L. Pressly, et ux, by Deed dated January 23, 1981, recorded in Volume 363, Page 188 of said Deed Records, continuing along the southeast line of said Lot No. 1 and the northwest line of said Lot No. 5, in all a distance of 1589.18 ft. to a 3/8" nail set at the east corner of a 38.17 acre tract, just surveyed, for the south corner of this tract;

THENCE N 62° 41' 51" W along the southwest line of this tract, the northeast line of said 38.17 acre tract, just surveyed, and crossing said Lot No. 1, at 33.00 ft. pass a 5/8" iron rod set in a fence near the northwestern boundary of said County Road No. 118, in all a distance of 1787.39 ft. to a 5/8" iron rod set near a fence in the northwest line of said Lot No. 1 and at the north corner of said 38.17 acre tract, just surveyed, for the west corner of this tract, same being also a point in a southeast line of a called 1246.926 acre tract conveyed to Steven W. Tipps, et ux, by Warranty Deed with Vendor's Lien dated February 8, 2005, recorded in Volume 741, Page 502 of said Official Public Records;

THENCE N 38° 50' 43" E (Platted N 37° 45' 56" E) generally with a fence along the northwest line of this tract, the northwest line of said Lot No. 1 and said southeast line of said called 1246.926 acre tract, at approximately 615 ft. pass the north corner of said Lot No. 1 and the west corner of said Lot No. 2, continuing along the northwest line of said Lot No. 2, in all a distance of 1497.92 ft. to a 5/8" iron rod found near a fence corner at the west corner of said Lot No. 3 and the north corner of said Lot No. 2, for the north corner of this tract;

THENCE S 62° 41' 51" E (Platted S 63° 45' 51" E) generally with a fence along the northeast line of this tract, the northeast line of said Lot No. 2 and the southwest line of said Lot No. 3, at 2064.71 ft. pass a 5/8" iron rod set at a fence corner post in the northwestern boundary of said County Road No. 118, in all a distance of 2097.21 ft. (Platted 2097.88 ft.) to the POINT OF BEGINNING, containing 65.44 acres, more or less, of which includes approximately 1.09 acre

within the right of way of County Road No. 118.

Bearings cited herein are based on a GPS Survey, NAD 27, Texas South Central Zone.

Set 5/8" iron rods are marked with an orange cap stamped "RPLS 4030".

Surveyed on the ground under my direction.



Ronald L. Petrus  
Registered Professional Land Surveyor  
Texas Registration No. 4030

Date: June 26, 2008  
File: 08101  
D-23



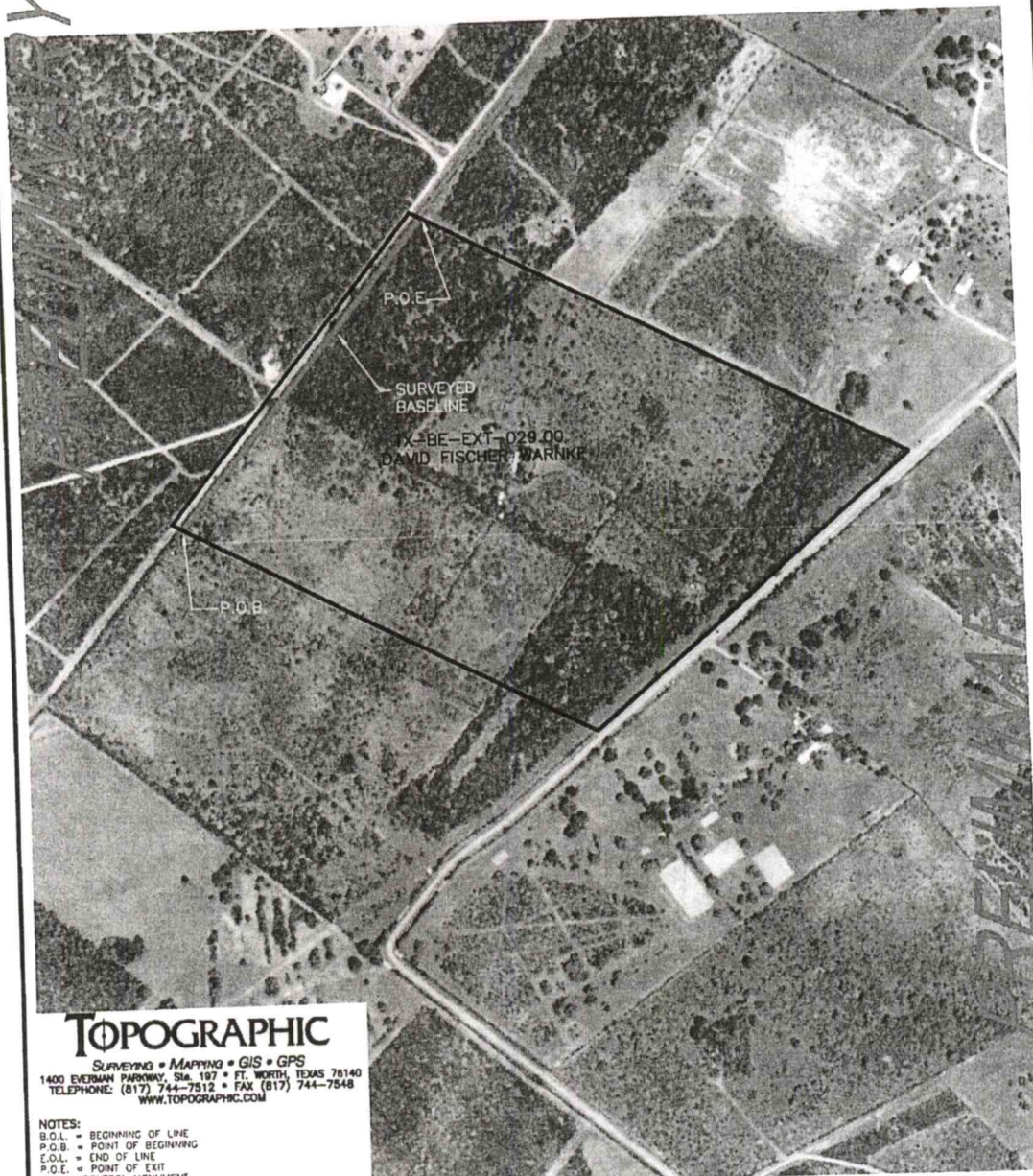
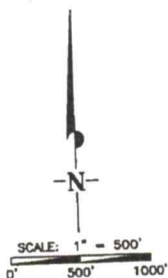


# SKETCH WARNKE TRACT TX-BE-EXT-029.00

BEE COUNTY, TEXAS  
APPROXIMATE FOOTAGE 1,498.3'  
APPROXIMATE RODS 90.8'



TEXSTAR MIDSTREAM  
SERVICES



## TOPOGRAPHIC

SURVEYING • MAPPING • GIS • GPS  
1400 EVERMAN PARKWAY, Ste. 197 • FT. WORTH, TEXAS 76140  
TELEPHONE: (817) 744-7512 • FAX (817) 744-7548  
WWW.TOPOGRAPHIC.COM

NOTES:  
B.O.L. = BEGINNING OF LINE  
P.O.B. = POINT OF BEGINNING  
E.O.L. = END OF LINE  
P.O.E. = POINT OF EXIT  
C.M. = CONTROL MONUMENT  
D.R.B.C.T. = DEED RECORDS BEE COUNTY, TEXAS

ALL BEARINGS, DISTANCES, AND COORDINATE VALUES CONTAINED HEREON ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE OF THE NORTH AMERICAN DATUM 1983, U.S. SURVEY FEET

### LEGEND

— SURVEYED BASELINE  
— TRACT BORDER  
--- CONTINUED BASELINE

PETTUS EXTENSION		REVISION:	
		P.A.P.	1-5-12
		P.A.P.	1-6-12
DATE: DECEMBER 17, 2011		P.A.P.	1-9-12
FILE: SK_TX_BE_EXT_029_00			
DRAWN BY: P.A.P.			
SHEET : 1 OF 1			

THIS DOCUMENT SHOULD NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.