

**STATE OF TEXAS**

**COUNTY OF LEE**

**LAND DESCRIPTION**

**Tract 3**

Being **140.363 acres** of land, a part of the Thomas Freeman Survey, Abstract 123, the John S. Spence Survey, Abstract 309, the John Fisher Survey, Abstract 115, the George W. Gentry Survey, Abstract 139, and the Gabriel Smith Survey, Abstract 298, Lee County, Texas, being all of the residue from a 10 acre tract described in a deed to John N. Carmean and recorded in volume 112, page 608, part of a 4-1/2 acre tract described in a deed to John N. Carmean and recorded in volume 117, page 268, part of a 202.36 acre Sixth Tract and part of a 284 acre Third Tract described in a deed to John N. Carmean and recorded in volume 79, page 394, all of the Deed Records of Lee County, Texas. Said 140.363 acre Tract 3 being more particularly described as follows:

**BEGINNING** at a 6 inch by 9 inch concrete marker found in the Northwest line of the Thomas Freeman Survey, Abstract 124, the Southeast line of said Gentry Survey, the Northwest line of a 146-1/2 acre tract described in a deed to Bobette Gambrell and Robert Henry Falke and recorded in volume 374, page 517, for the East corner of a 13-1/2 acre tract described in a deed to Bobette Gambrell and Robert Henry Falke and recorded in volume 374, page 517, the South corner of said 202.36 acre Carmean Sixth Tract, and the South corner hereof;

**THENCE** with the Northeast line of said 13-1/2 acre Gambrell tract, the Southerly Southwest line of said 202.36 acre Carmean Sixth Tract, **North 47 deg. 36 min. 02 sec. West** at approximately 635 feet pass a point for the East corner of an 88.23 acre Tract 2 described in a deed to Robert H. Falke and Bobette Falke Gambrell and recorded in volume 1166, page 707, the North corner of said 13-1/2 acre Gambrell tract, at approximately 2091 feet pass the Southeast line of said Fisher Survey, the Northwest line of said Gentry Survey, and continuing for a total distance of **2650.92 feet** to a 5/8 inch rebar with cap marked "5090" set for an interior corner of said 88.23 acre Falke Tract 2, an angle point of said 202.36 acre Carmean Sixth Tract, and an angle point hereof;

**THENCE** with the Northerly Northeast line of said 88.23 acre Falke Tract 2, the Northerly Southwest line of said 202.36 acre Carmean Sixth Tract, **North 21 deg. 39 min. 55 sec. West - 1711.00 feet** to a 5/8 inch rebar with cap marked "5090" set in the Southeast line of the John S. Spence Survey, Abstract 309, the Northwest line of said Fisher Survey, the Southeast line of a 117 acre Tract 1 described in a deed to Robert H. Falke and Bobette Falke Gambrell and recorded in volume 1166, page 707, for the North corner of said 88.23 acre Falke Tract 2, the West corner of said 202.36 acre Carmean Sixth Tract, and the Southerly West corner hereof;

**THENCE** with the Southeast line of said Spence Survey, the Northwest line of said Fisher Survey, the Southeast line of said 117 acre Falke Tract 1, the Northwest line of said 202.36 acre Carmean Sixth Tract, **North 42 deg. 23 min. 58 sec. East - 475.47 feet** to a 5/8 inch rebar with cap marked "5090" set for the South corner of said 4-1/2 acre Carmean tract, the East corner of said 117 acre Falke Tract 1, and an interior corner hereof;

**THENCE** with the Northeast line of said 117 acre Falke Tract 1, the Southwest line of said 4-1/2 acre Carmean tract, **North 47 deg. 46 min. 24 sec. West** at 288.52 feet pass a point for the South corner of said Freeman Survey, A-123, an

interior corner of said Spence Survey, the South corner of said 10 acre Carmean tract, the West corner of said 4-1/2 acre Carmean tract, and continuing with the Southwest line of said Freeman Survey, A-123, the Southwest line of said 10 acre Carmean tract, for a total distance of **580.44 feet** to a 5/8 inch rebar with cap marked "5090" set for the South corner of a 4-1/2 acre Fourth Tract described in a deed to Ona Falke and recorded in volume 145, page 351, the West corner of said residue from said 10 acre Carmean tract and the Northerly West corner hereof;

**THENCE** with the Southeast line of said 4-1/2 acre Falke Fourth Tract, the Northwest line of said residue from said 10 acre Carmean tract, **North 41 deg. 04 min. 14 sec. East – 581.51 feet** to a point within the margins of Lee County Road 114, in the South line of an 86-1/2 acre tract described in a deed to Robert E. King and recorded in volume 119, page 505, for the Northeast corner of said 4-1/2 acre Falke Fourth Tract, the Northwest corner of said residue from said 10 acre Carmean tract, and the Northwest corner hereof; said point bears North 41 deg. 04 min. 14 sec. East – 19.90 feet from a 5/8 inch rebar with cap marked "5090" set for reference hereof;

**THENCE** within the margins of Lee County Road 117, with the South line of said 86-1/2 acre King tract, the North line of said residue from said 10 acre Carmean tract, **North 88 deg. 54 min. 53 sec. East – 215.29 feet** to a 60d nail with washer marked "5090" set, and **North 86 deg. 03 min. 43 sec. East – 212.25 feet** to a 60d nail with washer marked "5090" set in the Northwest line of said Smith Survey, the Southeast line of said Freeman Survey, A-123, the Northwest line of said 4-1/2 acre Carmean tract, for the Southeast corner of said 86-1/2 acre King tract, the Northeast corner of said residue from said 10 acre Carmean tract, the Southwest corner of a 140.636 acre Tract 1 this day surveyed, and an angle point hereof; said 60d nail set bears South 42 deg. 13 min. 36 sec. West – 28.00 feet from a 5/8 inch rebar with cap marked "5090" set in the North margin of Lee County Road 117 for reference hereof;

**THENCE** continuing within the margins of Lee County Road 117, across said 4-1/2 acre Carmean tract, with the South line of said 140.636 acre Tract 1 this day surveyed, **North 86 deg. 03 min. 43 sec. East – 21.27 feet** to a 60d nail with washer marked "5090" set, and **North 83 deg. 37 min. 02 sec. East** at 292.74 feet pass a point in the Southwest line of said 284 acre Carmean Third Tract, the Northeast line of said 4-1/2 acre Carmean tract, and continuing for a total distance of **1136.54 feet** to a 60d nail with washer marked "5090" set for the Northwest corner of a 103.015 acre Tract 4 this day surveyed, and the Northeast corner hereof; said 60d nail set bears North 24 deg. 26 min. 51 sec. East – 32.00 feet from a 5/8 inch rebar with cap marked "5090" set in the South margin of Lee County Road 117 for reference hereof;

**THENCE** across said 284 acre Carmean Third Tract, with the Northwest line of said 103.015 acre Tract 4 this day surveyed, **South 24 deg. 26 min. 51 sec. West** at 663.69 feet pass a point in the Northeast line of said 202.36 acre Carmean Sixth Tract, the Southwest line of said 284 acre Carmean Third Tract, at 1114.53 feet pass a point in the Northeast line of said Fisher Survey, the Southwest line of said Smith Survey, and continuing for a total distance of **1887.60 feet** to a 5/8 inch rebar with cap marked "5090" set for the West corner of said 103.015 acre Tract 4 this day surveyed, and an interior corner hereof;

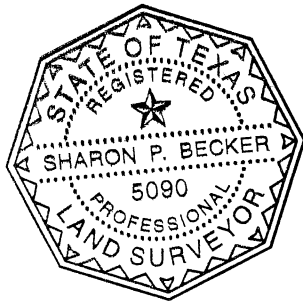
**THENCE** across said 202.36 acre Carmean Sixth Tract, with the Southwest line of said 103.015 acre Tract 4 this day surveyed, **South 47 deg. 36 min. 02 sec. East** at 1044.03 feet pass a point in the Northwest line of said Gentry Survey, the

Southeast line of said Fisher Survey, and continuing for a total distance of **3126.70 feet** to a 5/8 inch rebar with cap marked "5090" set in the Northwest line of said Freeman Survey, A-124, the Southeast line of said Gentry Survey, the Northwest line of said 146-1/2 acre Gambrell tract, the Southeast line of said 202.36 acre Carmean Sixth Tract, for the South corner of said 103.015 acre Tract 4 this day surveyed, and the East corner hereof;

**THENCE** with the Northwest line of said Freeman Survey, A-124, the Southeast line of said Gentry Survey, the Northwest line of said 146-1/2 acre Gambrell tract, the Southeast line of said 202.36 acre Carmean Sixth Tract, **South 41 deg. 58 min. 35 sec. West - 1179.72 feet** to the **PLACE OF BEGINNING** and containing **140.636 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 2018 and that this survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition IV Survey.



A handwritten signature in black ink that reads "Sharon P. Becker". The signature is written in a cursive style and is positioned above a horizontal line.

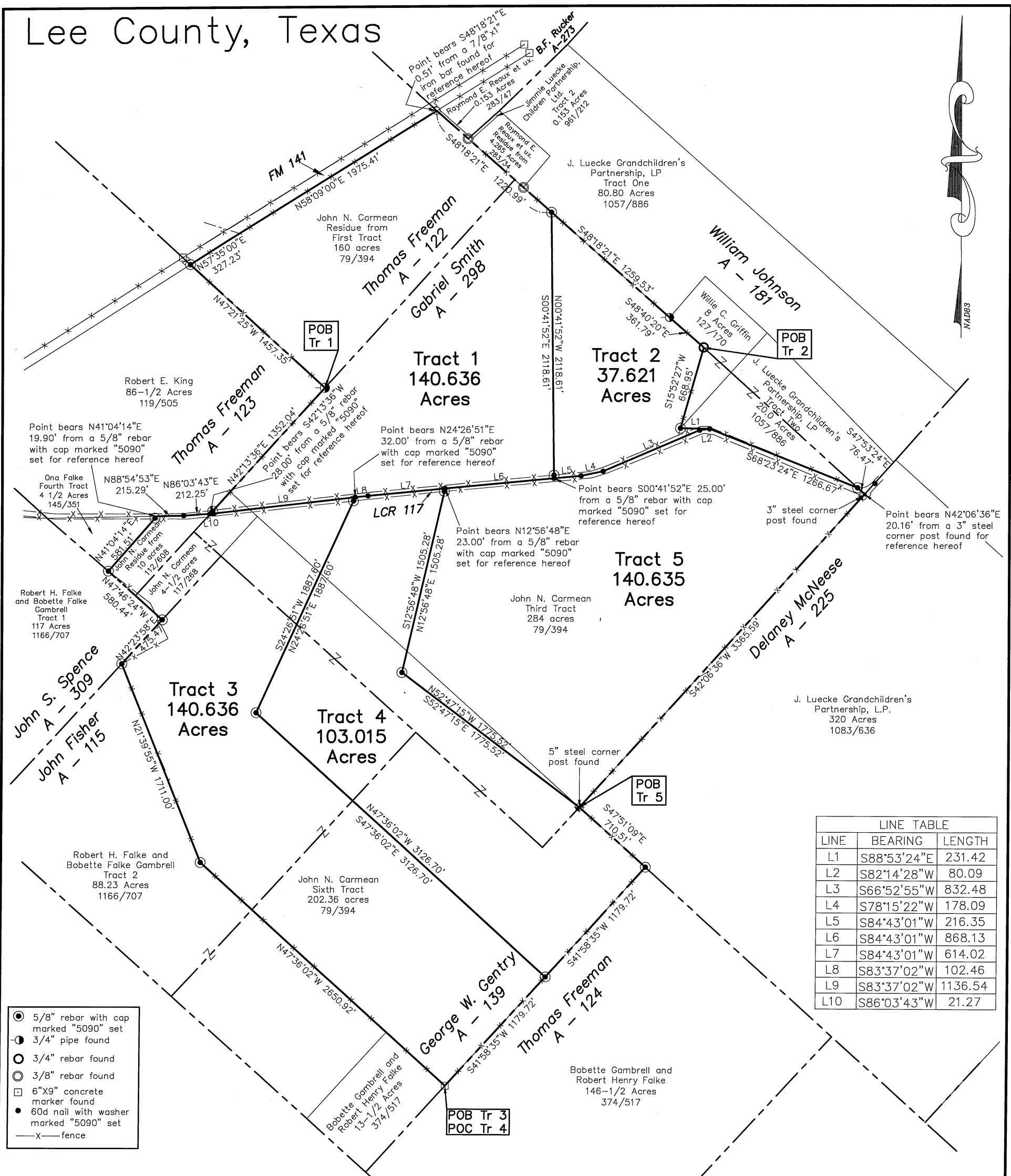
Sharon P. Becker  
Professional Land Surveyor  
Number 5090  
Date of signature: 10-30-18

*Weiser Becker Surveyors, P.C.*

*979-542-4444*

*FN 10015700*

Lee County, Texas



Survey plat showing the partition of a 562.543 acre tract into:

- 1) A 140.636 acre Tract 1, a part of the Thomas Freeman Survey, Abstract 122, and the Gabriel Smith Survey, Abstract 298, Lee County, Texas, being part of a 160 acre First Tract and part of a 284 acre Third Tract described in a deed to John N. Carmean and recorded in volume 79, page 394, and part of a 4-1/2 acre tract described in a deed to John N. Carmean and recorded in volume 117, page 268, all of the Deed Records of Lee County, Texas;
- 2) A 37.621 acre Tract 2, a part of said Smith Survey, being part of said 284 acre Carmean Third Tract;
- 3) A 140.636 acre Tract 3, a part of the Thomas Freeman Survey, Abstract 123, the John S. Spence Survey, Abstract 309, the John Fisher Survey, Abstract 115, the George W. Gentry Survey, Abstract 139, and said Smith Survey, Lee County, Texas, being all of the residue from a 10 acre tract described in a deed to John N. Carmean and recorded in volume 112, page 608, part of said 4-1/2 acre Carmean tract, part of a 202.36 acre Sixth Tract described in a deed to John N. Carmean and recorded in volume 79, page 394, and part of said 284 acre Carmean Third Tract, all of the Deed Records of Lee County, Texas;
- 4) A 103.015 acre Tract 4, a part of said Smith Survey, said Fisher Survey, and said Gentry Survey, Lee County, Texas, being part of said 202.36 acre Carmean Sixth Tract, and part of said 284 acre Carmean Third Tract;
- 5) A 140.635 acre Tract 5, a part of said Smith Survey, Lee County, Texas, being part of said 202.36 acre Carmean Sixth Tract and said 284 acre Carmean Third Tract.

Survey Notes:

- 1) Bearings are Grid NAD 83, Texas Coordinate System, Central Zone.
- 2) Reference is hereby made to descriptions 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.



I hereby certify that this plat is an accurate representation of an on the ground survey completed under my supervision in October 2018 and that this Survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition IV Survey.

*Sharon P. Becker*

Sharon P. Becker  
Professional Land Surveyor  
Number 5090

Weiser Becker Surveyors, P. C.	FN:10015700	By: kb	Date: 10-30-18	Scale: 1"=800'	Book: 592/639
P. O. Box 706 Giddings, Texas 78942 979-542-4444		Rev:	File # 6850_plat	WO # 6850	