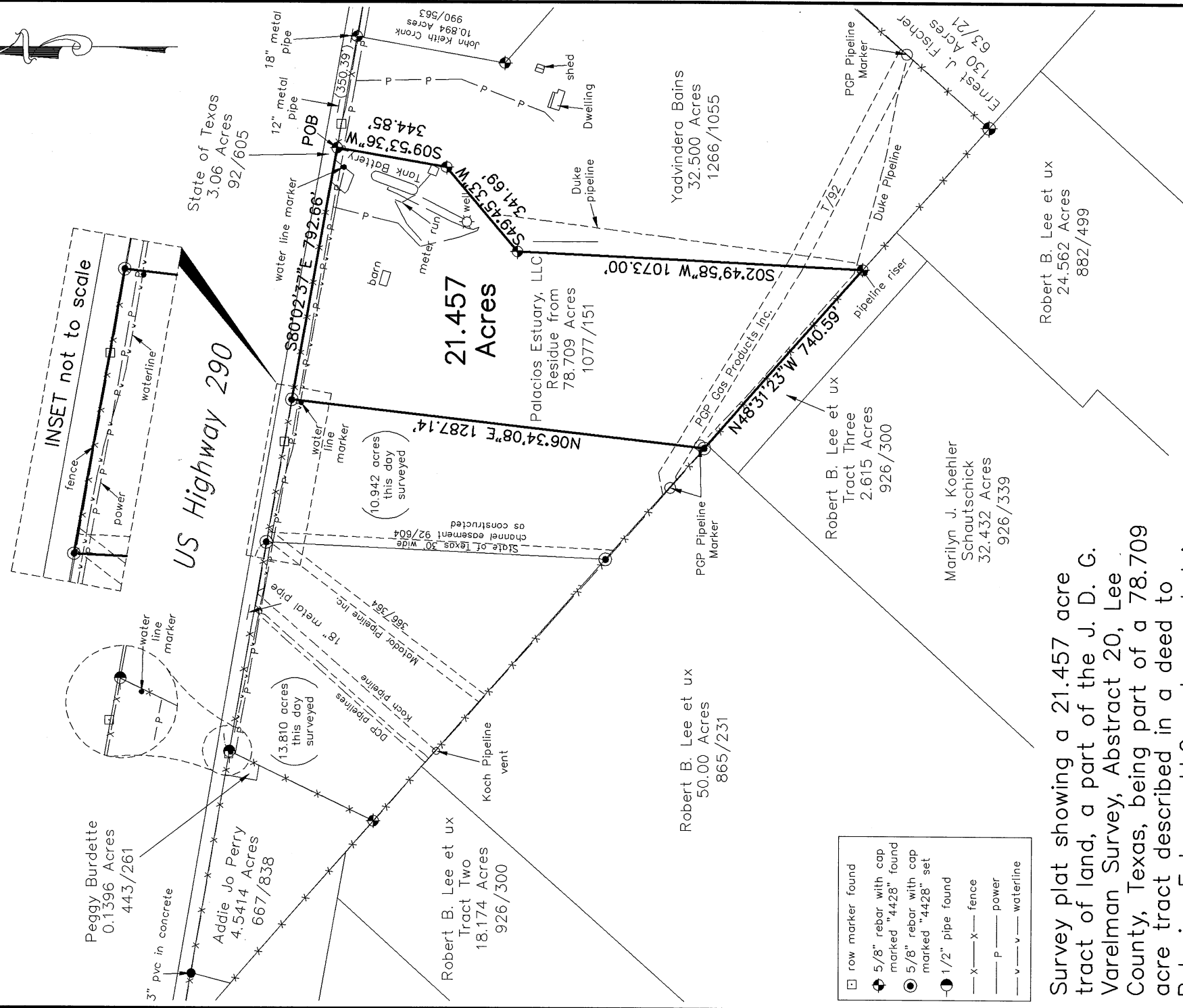


Lee County, Texas

J. D. G. Varelman Survey A-20



- row marker found
- 5/8" rebar with cap marked "4428" found
- 5/8" rebar with cap marked "4428", set
- 1/2" pipe found
- x—x— fence
- P— power
- v—v— waterline

Survey plat showing a 21.457 acre tract of land, a part of the J. D. G. Varelman Survey, Abstract 20, Lee County, Texas, being part of a 78.709 acre tract described in a deed to Palacios Estuary, LLC and recorded in volume 1077, page 151 of the Real Property Records of Lee County, Texas.

- 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.



I hereby certify that this plat is an accurate representation of an on the ground survey completed under my supervision in August 2020 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
 William E. Weiser
 Professional Land Surveyor
 Number 4428

- Notes:
- 1) Property may be subject to a right of way easement granted to Lee County Water Supply Corp. and recorded in 237/340.
 - 2) Property may be subject to pipeline right of way agreements granted to PGP Gas Products, Inc. and recorded in 369/386 and 401/902.
 - 3) Property may be subject to a pipeline right of way agreement granted to Perry Pipeline Co., Inc. and recorded in 401/904.

By: kb	Date: 9-16-2020	Scale: 1" = 400'	Book: 667
Rev:	File # 7906-21.457ac	WO # 7906	

Weiser Becker Surveyors, P. C., FN:10015700
 198 N. Manse Giddings, Texas 78942 979-542-4444

STATE OF TEXAS

COUNTY OF LEE

LAND DESCRIPTION

Being a **21.457 acre** tract of land, a part of the J. D. G. Varelman Survey, Abstract 20, Lee County, Texas, being part of a 78.709 acre tract described in a deed to Palacios Estuary, LLC and recorded in volume 1077, page 151 of the Real Property Records of Lee County, Texas. Said 21.457 acre tract being more particularly described as follows:

BEGINNING at a 5/8 inch rebar with cap marked "4428" found in the South margin of US Highway 290, the North line of said 78.709 acre Palacios Estuary tract, for the Northwest corner of a 32.500 acre tract described in a deed to Yadvindra Bains and recorded in volume 1266, page 1055, and the Northeast corner hereof; said 5/8 inch rebar with cap marked "4428" found bears North 80 deg. 02 min. 37 sec. West - 350.39 feet from a 5/8 inch rebar with cap marked "4428" found for the Northwest corner of a 10.894 acre tract described in a deed to John Keith Cronk and recorded in volume 990, page 563, the Northeast corner of said 32.500 acre Bains tract, the Northeast corner of said 78.709 acre Palacios Estuary tract, and reference hereof;

THENCE across said 78.709 acre Palacios Estuary tract, with the West lines of said 32.500 acre Bains tract as follows:

South 09 deg. 53 min. 36 sec. West - 344.85 feet to a 5/8 inch rebar with cap marked "4428" found,

South 49 deg. 45 min. 33 sec. West - 341.69 feet to a 5/8 inch rebar with cap marked "4428" found,

South 02 deg. 49 min. 58 sec. West - 1073.00 feet to a 5/8 inch rebar with cap marked "4428" found in the Northeast line of a 2.615 acre Tract Three described in a deed to Robert B. Lee et ux and recorded in volume 926, page 300, the Southwest line of said 78.709 acre Palacios Estuary tract, for the West corner of said 32.500 acre Bains tract, and the Southeast corner hereof;

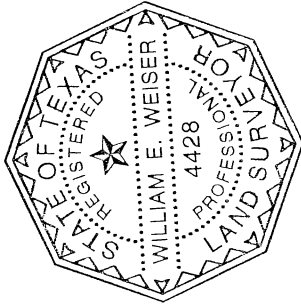
THENCE with the Northeast line of said 2.615 acre Lee tract, the Southwest line of said 78.709 acre Palacios Estuary tract, **North 48 deg. 31 min. 23 sec. West** at 726.74 feet pass a point for the East corner of a 50.00 acre tract described in a deed to Robert B. Lee et ux and recorded in volume 865, page 231, the North corner of said 2.615 acre Lee tract, and continuing for a total distance of **740.59 feet** to a 5/8 inch rebar with cap marked "4428" set for the Southeast corner of a 10.942 acre tract this day surveyed, and the Southwest corner hereof;

THENCE across said 78.709 acre Palacios Estuary tract, with the East line of said 10.942 acre tract this day surveyed, **North 06 deg. 34 min. 08 sec. East - 1287.14 feet** to a 5/8 inch rebar with cap marked "4428" set in the South margin of US Highway 290, the North line of said 78.709 acre Palacios Estuary tract, for the Northeast corner of said 10.942 acre tract this day surveyed, and the Northwest corner hereof;

THENCE with the South margin of US Highway 290, the North line of said 78.709 acre Palacios Estuary tract, **South 80 deg. 02 min. 37 sec. East - 792.66 feet** to the **PLACE OF BEGINNING** and containing **21.457 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 August 2020 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, appearing to read "William E. Weiser", written over a horizontal line.

William E. Weiser
Professional Land Surveyor
Number 4428
Date of signature: 9-16-2020

Weiser Becker Surveyors, P.C.

979-542-4444

FN 10015700