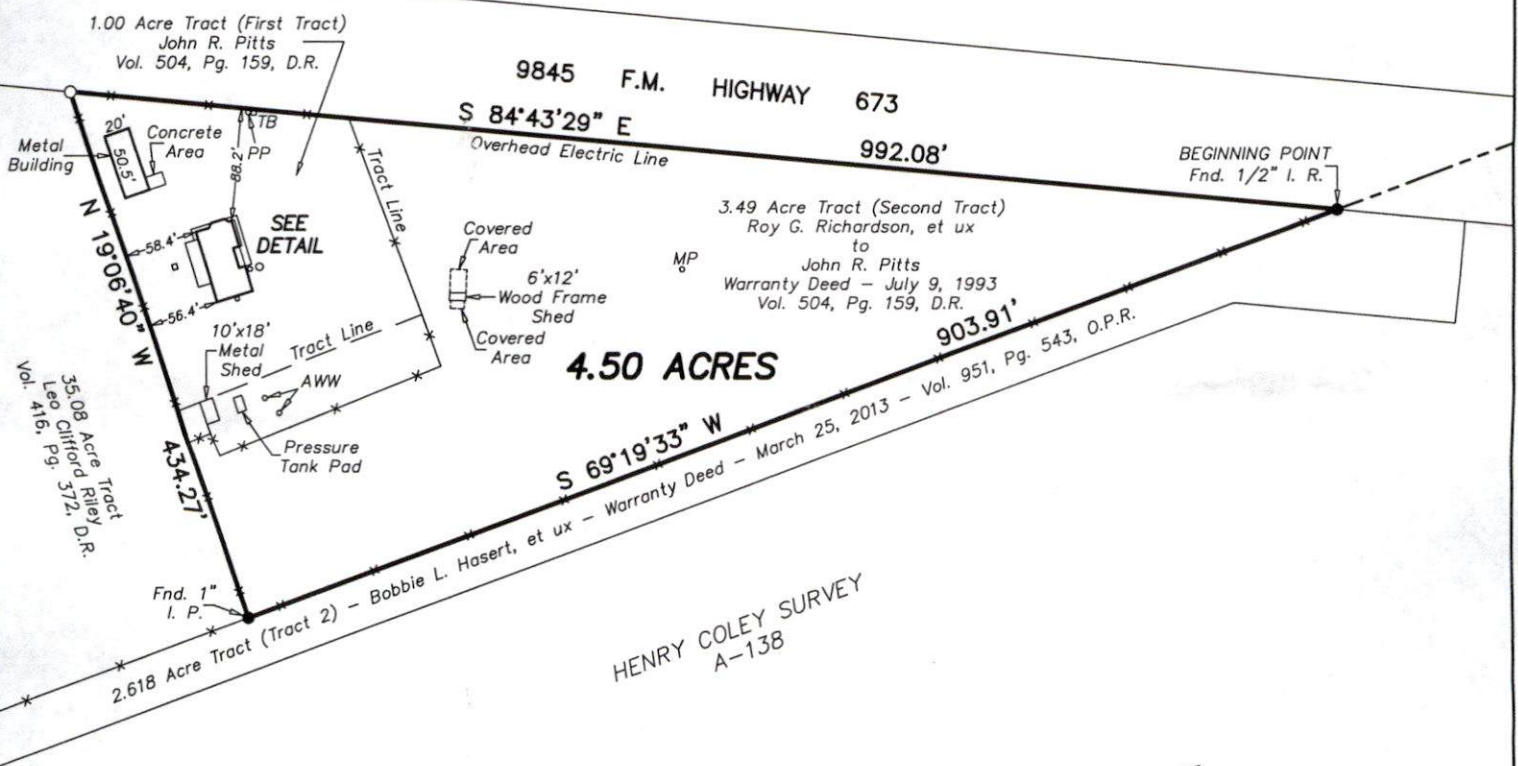


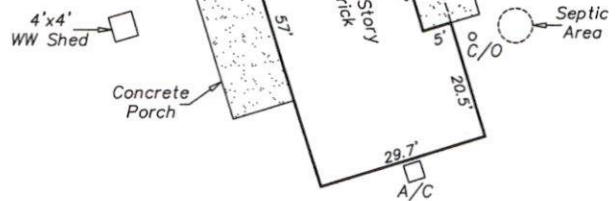
CHAS. B. SHAIN SURVEY  
A-305



HENRY COLEY SURVEY  
A-138

LEGEND:

I. R. = Iron Rod  
I. P. = Iron Pipe  
PP = Power Pole  
MP = Meter Pole  
WW = Water Well  
C/O = Clean-out  
TB = Telephone Box  
AWW = Abandoned Water Well  
D.R. = Deed Records  
O.P.R. = Official Public Records



DETAIL  
NOT TO SCALE

NOTES:

THERE MAY BE EXISTING PIPELINES NOT SHOWN ON PLAT. USE THE TEXAS ONE CALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING ANY EXCAVATIONS ON THIS PROPERTY.

THE SUBJECT PROPERTY APPEARS TO BE SITUATED WITHIN THE FLOOD ZONE AREA "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED ON THE FOLLOWING FLOOD INSURANCE RATE MAP: 48025C0150C, EFFECTIVE DATE: MAY 20, 2010, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR BEE COUNTY, TEXAS. (SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF THE F.E.M.A. MAPS.)

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1927, SOUTH CENTRAL ZONE.

A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

O = SET 5/8" IRON ROD MARKED WITH A CAP STAMPED "RPLS 6198".

PLAT SHOWING SURVEY OF A  
4.50 ACRE TRACT  
BEING COMPRISED OF  
A 1.00 ACRE TRACT & A 3.49 ACRE TRACT  
VOLUME 504, PAGE 159, DEED RECORDS  
CHAS. B. SHAIN SURVEY A-305  
BEE COUNTY, TEXAS  
SCALE 1" = 150'

I, Nathan J. Eby, Registered Professional Land Surveyor of Texas, do hereby state that this plat represents an actual survey made under my direction, to the best of my knowledge and ability, this the 29th day of July, 2014.



FIRM REG. NO. 10193705  
600 Second Street  
P.O. Box 1284  
Woodsboro, TX 78393  
Phone 361-543-8161  
Fax 361-288-8438



Registered Professional Land Surveyor  
Registration No. 6198

State of Texas  
County of Bee

4.50 Acre Tract

Field notes of a 4.50 acre tract of land, more or less, being comprised of a called 1.00 acre tract (First Tract) and a called 3.49 acre tract (Second Tract) conveyed from Roy G. Richardson, et ux, to John R. Pitts, et ux, by Warranty Deed dated July 9, 1993, recorded in Volume 504, Page 159 of the Deed Records of Bee County, Texas;

Said 4.50 acre tract, which is comprised of a portion of the Chas. B. Shain Survey, Abstract 305, is situated in Bee County, approximately 8.5 miles west-southwest of the town of Pettus and is described by metes and bounds as follows:

BEGINNING at a ½" iron rod found in the southern right-of-way line of F.M. Highway 673 and at the east corner of said called 3.49 acre tract, for the east corner of this tract, same being also an exterior corner of a called 2.618 acre tract (Tract 2) conveyed to Bobbie L. Hasert, et ux, by Warranty Deed dated March 25, 2013, recorded in Volume 951, Page 543 of the Official Public Records of Bee County, Texas;

THENCE S 69° 19' 33" W with a fence along the southeast line of this tract, the southeast line of said called 3.49 acre tract and the northwest line of said called 2.618 acre tract, a distance of 903.91 ft. to a 1" iron pipe found at a fence corner post at the southwest corner of said called 3.49 acre tract and the south corner of a called 35.08 acre tract conveyed to Leo Clifford Riley by Deed recorded in Volume 416, Page 372 of said Deed Records, for the south corner of this tract;

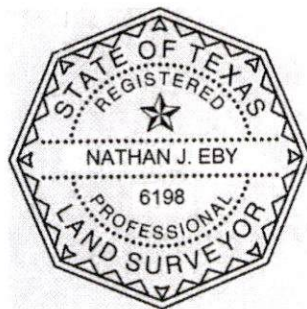
THENCE N 19° 06' 40" W with a fence along the southwest line of this tract, the southwest line of said 3.49 acre tract and said called 1.00 acre tract and the northeast line of said called 35.08 acre tract, a distance of 434.27 ft. to a 5/8" iron rod set in the southern right-of-way line of said F.M. Highway 673, at the west corner of said called 1.00 acre tract and the northeast corner of said called 35.08 acre tract, for the west corner of this tract;

THENCE S 84° 43' 29" E along the north line of this tract, the north line of said called 1.00 acre tract, and said called 3.49 acre tract and the southern right-of-way line of said F.M. Highway 673, a distance of 992.08 ft. to the BEGINNING POINT, containing 4.50 acres, more or less.

The set 5/8" iron rod is marked with a cap stamped "RPLS 6198".

Bearings and distances in this description are based on the Texas State Plane Coordinate System, North American Datum of 1927, South Central Zone.

I, Nathan J. Eby, Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground, this the 29<sup>th</sup> day of July, 2014.



  
Registered Professional Land Surveyor  
Texas Registration No. 6198

DG - 140730

*A plat was prepared in conjunction with this description.*