

PURCHASER: JEFFREY R. GREEN
and DIXIE T. GREEN
ADDRESS: 0 FARM-TO-MARKET # 180
LEDBETTER, TEXAS 78946

SURVEY DATE: NOVEMBER 29, 2018

JOB NO.: 18-128

TITLE CO. & GF#: BOTTS - LE-18-374

- LEGEND**
- X — WIRE FENCE
 - BRASS DISC MONUMENT FOUND (CORPS OF ENGINEERS)
 - WELL HEAD
 - WELL EQUIPMENT
 - CAPED 1/2" ROD SET MARKED "RUST 6003"
 - 1/2" IRON ROD FOUND
 - UTILITY POLE
 - OVERHEAD UTILITY LINE(S)
 - OH OLD WATER WELL
 - PLASTIC FENCING

CALLLED 91.00 ACRES
(TRACT 1007)
U.S.A.
(VOL. 165, PG. 392)
D.R.L.C., TX.

CALLLED 7.98 ACRES
(TRACT 1008)
U.S.A.
(VOL. 165, PG. 12)
D.R.L.C., TX.

CALLLED 0.84 ACRES
(TRACT 1009)
U.S.A.
(VOL. 165, PG. 392)
D.R.L.C., TX.

BEARING BASE: CENTRAL ZONE
(NAD 83) TEXAS STATE PLANE
COORDINATE SYSTEM - UNCORRECTED
GRID VALUES

SCALE 1"=300'

LEGAL DESCRIPTION:

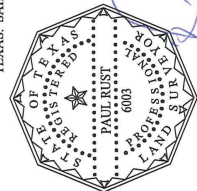
TRACT 1
BEING 38.06 ACRES OF LAND OUT OF THE ANDERSON ESTIS SURVEY,
ABSTRACT NO. 98, LEE COUNTY, TEXAS, AND BEING OUT OF THAT SAME
TRACT OF LAND CONVEYED TO CLAYTON TURNER AND RUBY TURNER, AND
CALLED 90 ACRES AS DESCRIBED IN VOLUME 100, PAGE 393, DEED RECORDS
OF LEE COUNTY, TEXAS, AND THAT SAME TRACT OF LAND CONVEYED TO
CLAYTON TURNER AND RUBY TURNER, AND CALLED 10 ACRES AS
DESCRIBED IN VOLUME 126, PAGE 590, DEED RECORDS OF LEE COUNTY,
TEXAS, SAID 38.06 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED
IN ATTACHED EXHIBIT "A";

TRACT 2
BEING 38.06 ACRES OF LAND OUT OF THE ANDERSON ESTIS SURVEY,
ABSTRACT NO. 98, LEE COUNTY, TEXAS, AND BEING OUT OF THAT SAME
TRACT OF LAND CONVEYED TO CLAYTON TURNER AND RUBY TURNER, AND
CALLED 90 ACRES AS DESCRIBED IN VOLUME 100, PAGE 393, DEED RECORDS
OF LEE COUNTY, TEXAS, AND THAT SAME TRACT OF LAND CONVEYED TO
CLAYTON TURNER AND RUBY TURNER, AND CALLED 10 ACRES AS
DESCRIBED IN VOLUME 126, PAGE 590, DEED RECORDS OF LEE COUNTY,
TEXAS, SAID 38.06 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED
IN ATTACHED EXHIBIT "B";

TO THE LEE HOLDER AND/OR OWNERS OF THE PREMISES SURVEYED AND TO:

BOTTS TITLE COMPANY

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY
SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY
DESCRIBED HEREIN, AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE
REQUIREMENTS OF THE TEXAS PROFESSIONAL SURVEYING ACT, AND THAT THE
EASEMENTS SHOWN ON THE REFERENCE TITLE COMMITMENT.



THIS PROPERTY DOES LIE WITHIN THE 100
YEAR FLOOD-PLAIN, AND HAS A ZONE "X" &
"A" RATING AS SHOWN ON THE FLOOD
INSURANCE RATE MAPS
FIRM MAP NO.: 48287C 025C
DATED: APRIL 16, 2014

THIS CERTIFICATION IS FOR INSURANCE
PURPOSES ONLY AND IS NOT A GUARANTEE
THAT THIS PROPERTY WILL OR WILL NOT
FLOOD. CONTACT YOUR LOCAL
FLOOD-PLAIN ADMINISTRATOR FOR THE
CURRENT STATUS OF THIS TRACT.

30.998 ACRES
JEFFREY R. GREEN
& DIXIE T. GREEN
(VOL. 1169, PG. 1032)
R.P.R.L.C., TX.

REMAINING PORTION
OF 140.40 ACRES
TAMMY N. FISCHER
and BRIAN FISCHER
(VOL. 1220, PG. 1041)
R.P.R.L.C., TX.

RESTRICTIONS

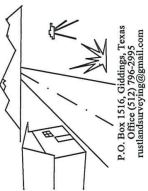
** SUBJECT TO A 15' WATERLINE EASEMENT (CENTERED OVER LINES AS
INSTALLED) GRANTED TO LEE COUNTY WATER SUPPLY CORPORATION AS
RECORDED IN VOL. 214, PG. 499, AND VOL. 427, PG. 529, D.R.L.C., TX. **
** SUBJECT TO A RIGHT-OF-WAY GRANT TO PHILLIPS NATURAL GAS
COMPANY AS RECORDED IN VOL. 427, PG. 529, D.R.L.C., TX. **
** SUBJECT TO A 30' ELECTRIC EASEMENT (CENTERED OVER OVERHEAD
LINES AS INSTALLED) GRANTED TO BLUEHONNET ELECTRIC COOPERATIVE,
INC. AS RECORDED IN VOL. 1067, PG. 34, R.P.R.L.C., TX. **

TRACT 2
38.06 ACRES

TRACT 1
38.06 ACRES

FARM-TO-MARKET # 180
(100' R.O.W.)

RUST LAND
SURVEYING
FIRM NUMBER: L04608



P.O. Box 1516, Giddings, Texas
78942
rustlandsurveying@gmail.com

Exhibit "B"

TRACT 2

38.06 Acre Tract

Anderson Estis Survey, Abs. No. 98

Lee County, Texas

BEING 38.06 ACRES OF LAND OUT OF THE ANDERSON ESTIS SURVEY, ABSTRACT NO. 98, LEE COUNTY, TEXAS, AND BEING OUT OF THAT SAME TRACT OF LAND CONVEYED TO CLAYTON TURNER AND RUBY TURNER, AND CALLED 90 ACRES AS DESCRIBED IN VOLUME 100, PAGE 393, DEED RECORDS OF LEE COUNTY, TEXAS, AND BEING OUT OF THAT SAME TRACT OF LAND CONVEYED TO CLAYTON TURNER AND RUBY TURNER, AND CALLED 10 ACRES AS DESCRIBED IN VOLUME 126, PAGE 590, DEED RECORDS OF LEE COUNTY, TEXAS. SAID 38.06 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a *1/2" iron rod found* for corner, corner being along the northwesterly right-of-way line of Farm-to-Market # 180, corner being the south corner of the remaining portion of a called 149.60 acre tract conveyed to Tammy N. Fischer and Brian Fischer, and described in Volume 1220, Page 1041, Real Property Records of Lee County, Texas, for the east corner of our subject tract, and the **POINT OF BEGINNING**;

THENCE, with a curve to the left following the northwesterly right-of-way line of Farm-to-Market # 180, curve having a radius of 1959.86 feet, an arc distance of xxxx feet, chord bears S66°06'16"W., a chord distance of 617.49 feet to a *capped 1/2" iron rod set* for corner *marked "RUST 6003"*, for the south corner of our subject tract;

THENCE N47°11'26"W., through and across the interior of the 10 acre Turner tract (126/590), and the 90 acre Turner tract (100/393) a distance of 2835.91 feet to a *capped 1/2" iron rod set* for corner *marked "RUST 6003"*, for the west corner of our subject tract;

THENCE S87°29'14"W., through and across the interior of the 90 acre Turner tract (100/393), a distance of 241.99 feet to a *capped 1/2" iron rod set* for corner *marked "RUST 6003"*, corner being a southwest corner of our subject tract;

THENCE N07°01'00"W., through and across the interior of the 90 acre Turner tract (100/393), a distance of 169.68 feet to a *capped 1/2" iron rod set* for corner *marked "RUST 6003"*, corner being along the southerly line of a called 7.98 acre tract (Tract 1008) conveyed to the United States of America, and described in Volume 165, Page 12, Deed Records of Lee County, Texas, for the northwest corner of our subject tract;

THENCE N88°05'34"E., with the southerly line of the said 7.98 acre USA tract (Tract 1008), and our northerly line, a distance of 429.19 feet to a *brass disc concrete monument (Corps of Engineers typical size and type) found* for corner, for an angle corner of our subject tract;

THENCE N61°31'14"E., with the southeasterly line of the said 7.98 acre USA tract (Tract 1008), and our northwesterly line, a distance of 313.83 feet to a *brass disc concrete monument (Corps of Engineers typical size and type) found* for corner, corner being the southeast corner of the 7.98 acre USA tract (Tract 1008), corner being the west corner of the said remaining portion of 149.60 acres (1220/1041), corner being the south corner of a called 91.00 acre tract (Tract 1007) conveyed to the United States of America, and described in Volume 165, Page 392, Deed Records of Lee County, Texas, for the northernmost corner of our subject tract;

THENCE S47°46'44"E., with the southwesterly line of the remaining portion of 149.60 acres (1220/1041), and the northeasterly line of the 90 acre Turner tract (100/393), and the 10 acre Turner tract (126/590), for our northeasterly line, a distance of 2974.41 feet to the **POINT OF BEGINNING** and containing 38.06 acres of land.

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LEE §

That I, Paul J. Rust, a Registered Professional Land Surveyor, do hereby declare that the above description is true and correct to the best of my knowledge and belief.

WITNESS MY HAND AND SEAL this 5th day of December, 2018.



Paul J. Rust R.P.L.S. # 6003

