



LINE	BEARING	DISTANCE
L1	N 20°48'56" W	302.18'
L2	S 21°33'24" E	302.20'
L3	N 20°48'56" W	522.41'

SYMBOL LEGEND

- EDGE OF ASPHALT
- OVERHEAD ELECTRIC
- PIPELINE
- RAIL FENCE
- WIRE FENCE
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- GUY WIRE
- LIGHT POST
- METER POLE (MP)
- PIPELINE MARKER
- POWER POLE (PP)
- PROPANE TANK
- SET SURVEY MONUMENT



FND 5/8" I.R. W/CAP

@40.00'
SET 1/2" I.R. W/TPS CAP

COUNTY ROAD 124

@981.52'
SET 1/2" I.R. W/TPS CAP

REMAINDER OF RYAN POPE CALLED 71.116 ACRES INSTRUMENT No. 2747 O.R.B.C.T.

**TRACT 4
7.211 ACRES**

PORTION OF RYAN POPE CALLED 71.116 ACRES INSTRUMENT No. 2747 O.R.B.C.T.

REMAINDER OF RYAN POPE CALLED 71.116 ACRES INSTRUMENT No. 2747 O.R.B.C.T.

FND 1/2" I.R. W/TPS CAP

POB

SET 1/2" I.R. W/TPS CAP
N:13393899.14
E:2310348.76

ALBERT DE LEON AND BLANCA DE LEON CALLED 22.96 ACRES VOL. 845, PG. 538 O.P.R.B.C.T.

REMAINDER OF RYAN POPE CALLED 71.116 ACRES INSTRUMENT No. 2747 O.R.B.C.T.

**CHARLES B. SHAIN SURVEY
ABSTRACT NO. 305**

BOUNDARY & IMPROVEMENT SURVEY

BEING a 7.211 acre tract of land situated in the Charles B. Shain Survey, Abstract Number 305, Bee County, Texas, being a portion of that certain called 71.116 acre tract described in instrument to Ryan Pope, recorded under Instrument Number 2747 of the Official Public Records of Bee County, Texas (O.P.R.B.C.T.), said 7.211 acre tract being more particularly described by attached metes and bounds description.

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48025C0150C HAVING AN EFFECTIVE DATE OF 05/20/2010.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), SOUTH CENTRAL ZONE (TXSC-4204), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER.....
ADDRESS.....COUNTY ROAD 124, BEEVILLE, TX, 78102
SURVEY.....CHARLES B. SHAIN, A - 305
SUBJECT.....7.211 ACRES
COUNTY.....BEE

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

PROJECT NUMBER	33701_TR 4
DATE	09/21/2023
DRAWN BY	ADV
CHECKED BY	MMS / MJW
FIELD CREW	ZH
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921