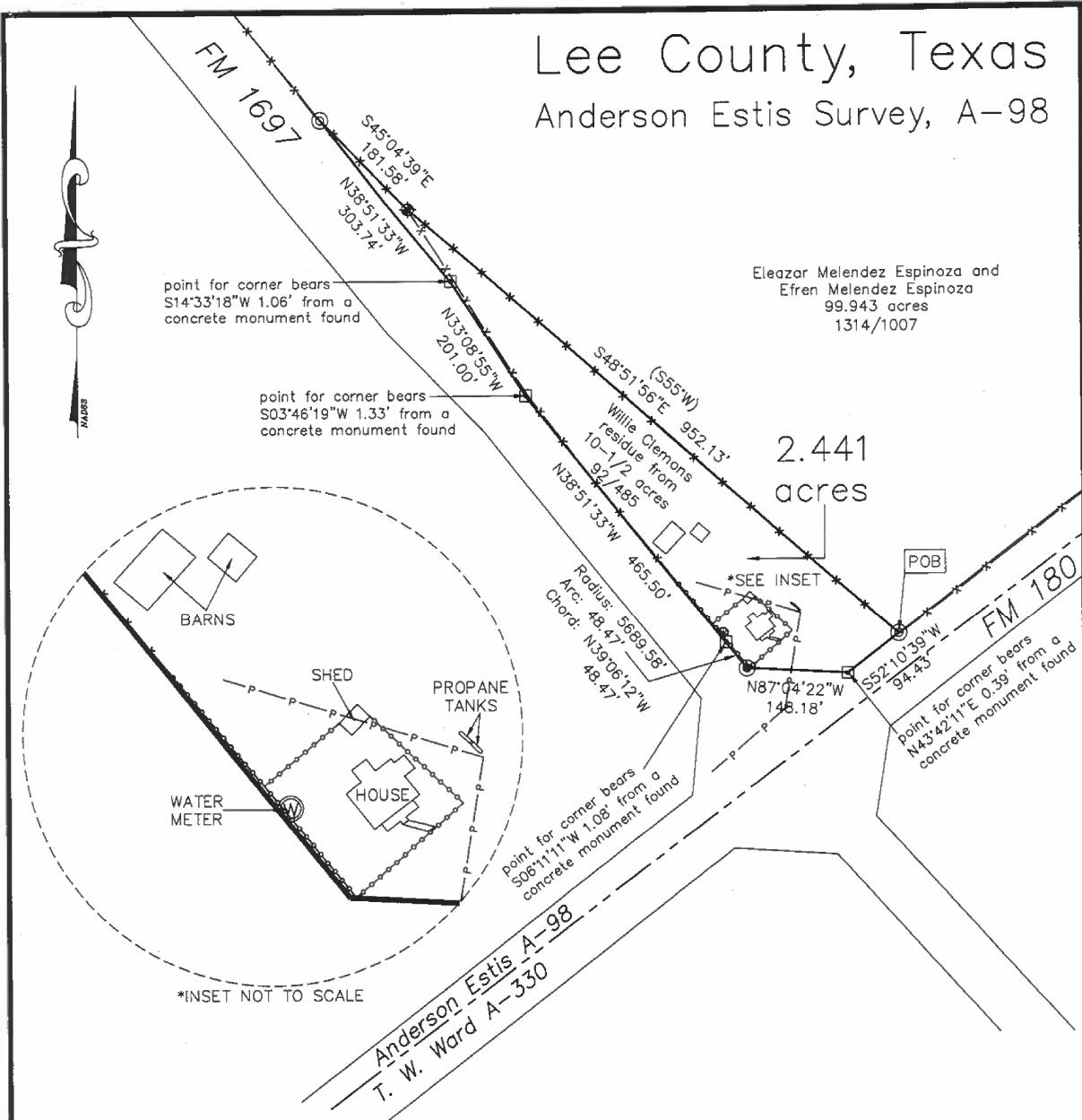


Lee County, Texas

Anderson Estis Survey, A-98



- 5/8" rebar with cap marked "5090" set
- ⊙ 5/8" rebar with cap marked "4428" found
- concrete monument found
- ◆ 2" steel pipe corner post found
- x—x— wire fence
- o—o— chainlink fence
- P—P— power
- () record call

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 September 2023 and that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B Condition 4 Standard Land Survey.

Sharon P. Becker

Sharon P. Becker
Professional Land Surveyor
Number 5090

Weiser Becker Surveyors, P. C.	FN:10015700	By: gls	Date:10/02/2023	Scale: 1" = 300'	Book: 723
P. O. Box 706 Giddings, Texas 78942	979-542-4444	Rev:	File # 8876	WO # 8876	

STATE OF TEXAS

COUNTY OF LEE

LAND DESCRIPTION

Being a 2.441 acre tract of land, a part of the Anderson Estis Survey, Abstract 98, Lee County, Texas, and being part of the residue from a 10-1/2 acre tract described in a deed to Willie Clemons and recorded in volume 92, page 485 of the Real Property Records of Lee County, Texas. Said 2.441 acre tract being more particularly described as follows:

Beginning at a 5/8 inch rebar with cap marked "4428" found in the Northwest margin of FM Highway 180, for the South corner of a 99.943 acre tract described in a deed to Eleazar Melendez Espinoza and Efren Melendez Espinoza and recorded in volume 1314, page 1007, the East corner of said 10-1/2 acre Clemons tract, and the East corner hereof;

Thence with the Northwest margin of FM Highway 180, the Southeast line of said 10-1/2 acre Clemons tract, **South 52 deg. 10 min. 39 sec. West 94.43 feet** to a point at the intersection of the Northwest margin of FM Highway 180 and the South margin of FM Highway 1697, for the Easterly South corner hereof; said point bears North 43 deg. 42 min. 11 sec. East 0.39 feet from a concrete monument found for reference hereof;

Thence across said 10-1/2 acre Clemons tract, with the South margin said FM Highway 1697, **North 87 deg. 04 min. 22 sec. West 148.18 feet** to a 5/8 inch rebar with cap marked "5090" set for the Westerly South corner hereof;

Thence continuing across said 10-1/2 acre Clemons tract, with the curving Northeast margin of FM Highway 1697, with a curve to the right with the following curve data: **Radius: 5689.58 feet, Arc: 48.47 feet, and Chord: North 39 deg. 06 min. 12 sec. West 48.47 feet** to a point for the point of tangency of said curve; said point bears South 06 deg. 11 min. 11 sec. West 1.08 feet from a concrete monument found for reference hereof;

Thence continuing across said 10-1/2 acre Clemons tract, with the Northeast margin of FM 1697 as follows:

North 38 deg. 51 min. 33 sec. West 465.50 feet to a point for an angle point hereof; said point bears South 03 deg. 46 min. 19 sec. West 1.33 feet from a concrete monument found for reference hereof;

North 33 deg. 08 min. 55 sec. West 201.00 feet to a point for an angle point hereof; said point bears South 14 deg. 33 min. 18 sec. West 1.06 feet from a concrete monument found for reference hereof;

North 38 deg. 51 min. 33 sec. West 303.74 feet to a 5/8 inch rebar with cap marked "4428" found in the Northeast line of said 10-1/2 acre Clemons tract, for an angle point of said 99.943 acre Espinoza tract, and the North corner hereof;

Thence with the Southwest lines of said 99.943 acre Espinoza tract, and the Northeast lines of said 10-1/2 acre Clemons tract as follows:

South 45 deg. 04 min. 39 sec. East 181.58 feet to a 2 inch steel pipe corner post found for an angle point of said 99.943 acre Espinoza tract, an angle point of said 10-1/2 acre Clemons tract, and an angle point hereof;

South 48 deg. 51 min. 56 sec. East 952.13 feet to the **Place of Beginning** and containing **2.441 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.

I hereby certify that this description is an accurate representation of an on the ground survey completed under my supervision in September 2023, and that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B Condition 4 Standard Land Survey.



Sharon P. Becker

Sharon P. Becker
Professional Land Surveyor
Number 5090
Date of signature: 10/02/2023

Weiser Becker Surveyors, P.C.

FN 10015700

979-542-4444