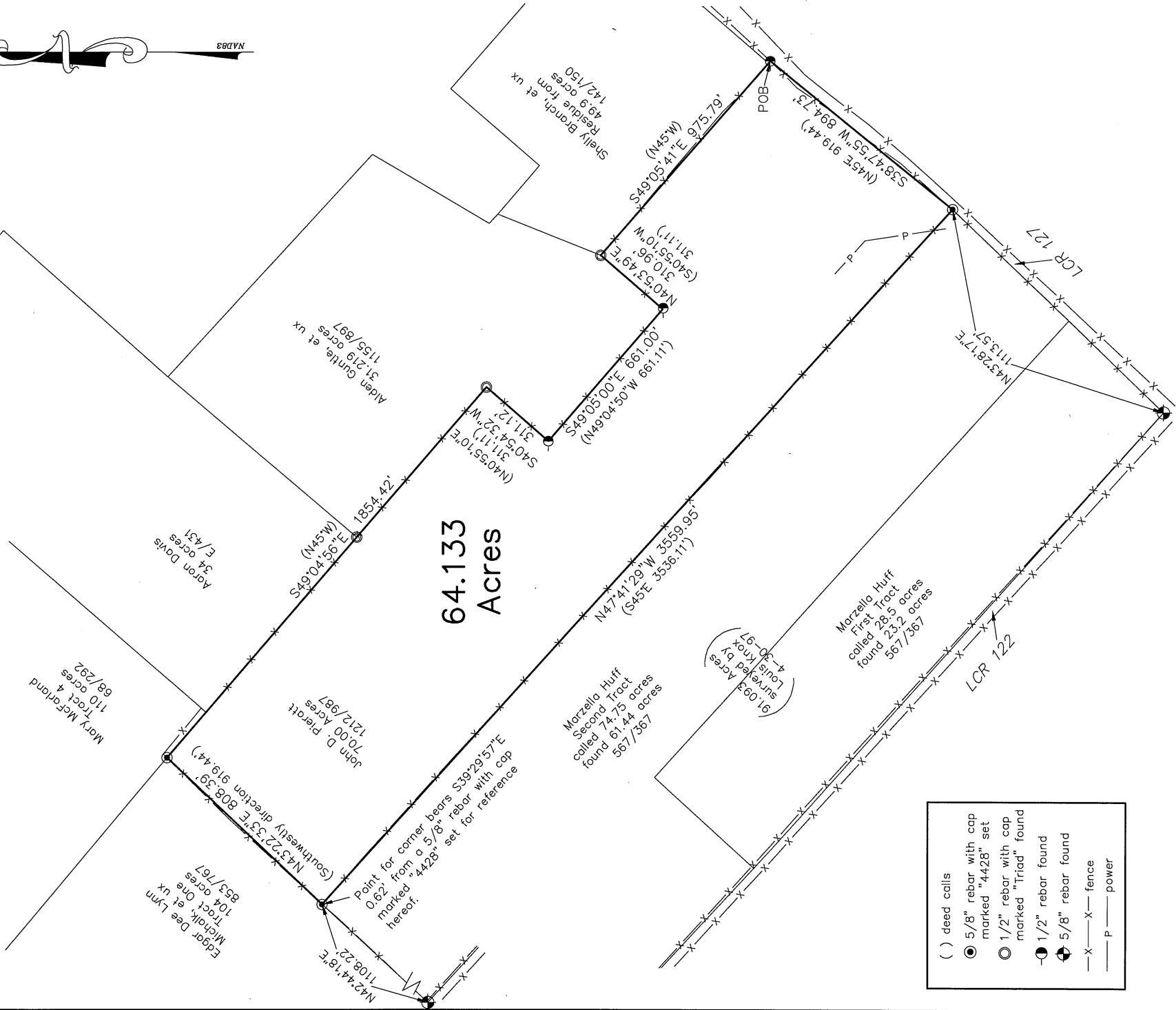


Lee County, Texas

J. F. Mancha Survey, A-207



- () deed calls
- 5/8" rebar with cap marked "4428" set
 - 1/2" rebar with cap marked "Triad" found
 - ⊖ 1/2" rebar found
 - ⊕ 5/8" rebar found
 - X-X- fence
 - P- power

Survey plat showing a 64.133 acre tract of land, a part of the J. F. Mancha Survey, Abstract 207, Lee County, Texas, and being all of a 70.00 acre tract described in a deed to John D. Pieratt and recorded in volume 1212, page 987 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 May 2019 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

Weiser Becker Surveyors, P. C., FN:10015700

P.O. Box 706 Ciddings, Texas 78942 979-542-4444

By: STW Date: 07/02/19 Scale: 1" = 500' Book: 649

Rev:

File # 7492

WO # 7492

STATE OF TEXAS
COUNTY OF LEE

LAND DESCRIPTION

Being **64.133 acres** of land, a part of the J. F. Mancha Survey, Abstract 207, Lee County, Texas, and also being all of a 70.00 acre tract described in a deed to John D. Pieratt and recorded in volume 1212, page 987 of the Real Property Records of Lee County, Texas. Said 64.133 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found in the Northwest margin of Lee County Road 127, for the South corner of a 49.9 acre tract described in a deed to Shelly Branch, et ux and recorded in volume 142, page 150, the Southerly East corner of said 70.00 acre Pieratt tract, and the Southerly East corner hereof;

THENCE with the Northwest margin of said Lee County Road 127, the Southerly Southeast line of said 70.00 acre Pieratt tract, **South 38 deg. 47 min. 55 sec. West – 894.73 feet** to a 5/8 inch rebar with cap marked “4428” set for the East corner of a 74.75 acre Second tract described in a deed to Marzella Huff and recorded in volume 567, page 367, the East corner of a 91.093 acre tract surveyed by Louis Knox, dated 4-30-97, the South corner of said 70.00 acre Pieratt tract, and the South corner hereof; said 5/8 inch rebar with cap marked “4428” set bears North 43 deg. 28 min. 17 sec. East – 1113.57 feet from a 5/8 inch rebar found for the South corner of a 28.5 acre First Tract described in a deed to Marzella Huff and recorded in volume 567, page 367, the South corner of said 91.093 acre tract, and reference hereof;

THENCE with the Northeast line of said 74.75 acre Huff Second Tract, the Northeast line of said 91.093 acre tract, the Southwest line of said 70.00 acre Pieratt tract, **North 47 deg. 41 min. 29 sec. West 3559.95 feet** to a point in the Southeast line of a 104 acre Tract One described in a deed to Edgar Dee Lynn Michalk, et ux and recorded in volume 853, page 767, for the North corner of said 74.75 acre Huff Second Tract, the North corner of said 91.093 acre tract, the West corner of said 70.00 acre Pieratt tract, and the West corner hereof; said point bears South 39 deg. 29 min. 57 sec. East – 0.62 feet from a 5/8 inch rebar with cap marked “4428” set for reference hereof; said point also bears North 42 deg. 44 min. 18 sec. East – 1108.22 feet from a 5/8 inch rebar found for the West corner of said 74.75 acre Huff Second tract, the West corner of said 91.093 acre tract, and reference hereof;

THENCE with the Southeast line of said 104 acre Michalk Tract One, the Northwest line of said 70.00 acre Pieratt tract, **North 43 deg. 22 min. 33 sec. East – 808.39 feet** to a 5/8 inch rebar with cap marked “4428” set in the Southwest line of a 110 acre Tract 4 described in a deed to Mary McFarland and recorded in volume 68, page 292, for the North corner of said 70.00 acre Pieratt tract, and the North corner hereof;

THENCE with the Southwest line of said 110 acre McFarland Tract 4, the Northeast line of said 70.00 acre Pieratt tract, **South 49 deg. 04 deg. 56 sec. East** at 227.16 feet pass a point for the West corner of a 34 acre tract described in a deed to Aaron Davis and recorded in volume E, page 431, the South corner of said 110 acre McFarland tract, at 1103.49 feet pass a 1/2 inch rebar with cap marked “Triad” found for the South corner of said 34 acre Davis tract, the Northerly West corner of a 31.219 acre tract described in a deed to Alden Guntle, et ux and recorded in volume 1155, page 897, continuing for a total distance of **1854.42 feet** to a 1/2 inch rebar with cap marked “Triad” found for an interior corner of said 31.219 acre Guntle tract, for the Northerly East corner of said 70.00 acre Pieratt tract, and the Northerly East corner hereof;

THENCE with the Southerly Northwest line of said 31.219 acre Guntle tract, the Northerly Southeast line of said 70.00 acre Pieratt tract, **South 40 deg. 54 min. 32 sec. West – 311.12 feet** to a 1/2 inch rebar found for the Southerly West corner of said 31.219 acre Guntle tract, an interior corner of said 70.00 acre Pieratt tract, and an interior corner hereof;

THENCE with a Southwest line of said 31.219 acre Guntle tract, a Northeast line of said 70.00 acre Pieratt tract, **South 49 deg. 05 sec. 00 East 661.00 feet** to a 1/2 inch rebar found for the South corner of said 31.219 acre Guntle tract, an interior corner of said 70.00 acre Pieratt tract, and an interior corner hereof;

THENCE with the Southerly Southeast line of said 31.219 acre Guntle tract, the Southerly Northwest line of said 70.00 acre Pieratt tract, **North 40 deg. 53 min. 49 sec. East 310.96 feet** to a 1/2 inch rebar with cap marked “Triad” found at an angle point of said 31.219 acre Guntle tract, for the West corner of said 49.9 acre Branch tract, the Southerly North corner of said 70.00 acre Pieratt tract, and the Southerly North corner hereof;

THENCE with the Southwest line of said 49.9 acre Branch tract, the Southerly Northeast line of said 70.00 acre Pieratt tract, **South 49 deg. 05 min. 41 sec. East 975.79 feet** to the **PLACE OF BEGINNING** and containing **64.133 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 May 2019 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
Professional Land Surveyor
Number 4428
Date of signature: 7/02/19

Weiser Becker Surveyors, P.C. *FN 10015700* *979-542-4444*