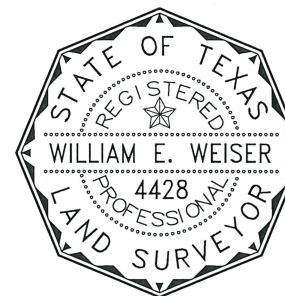


LEE COUNTY, TEXAS

Survey plat showing:

- 1) A 25.431 acre Tract 1, being a part of the Wm. H. Bynum Survey, Abstract 6, and the J. Blalock Survey, Abstract 46, Lee County, Texas, and being a part of a 29.828 acre tract (less 2.539 acres) described in a deed to Mary Elizabeth Strom and recorded in volume 1289, page 609, and part of a 2.539 acre tract described in a deed to Joseph D. Strom, et ux and recorded in volume 888, page 86 of the Real Property Records of Lee County, Texas.
- 2) A 4.357 acre Tract 2, being a part of said Bynum Survey, and being a part of said 29.828 acre Strom tract, and a part of said 2.539 acre Strom tract.

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



William E. Weiser

William E. Weiser
Professional Land Surveyor
Number 4428

Survey Notes:

- 1) Bearings are Grid NAD 83, Texas Coordinate System, Central Zone.
- 2) Reference is hereby made to descriptions 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.

⊙	5/8" rebar found
⊙	3/4" rebar with cap marked "4428" found
⊙	5/8" rebar with cap marked "4428" found
●	5" steel pipe corner post found
▲	10" cedar corner post found
— P — P —	power
— x — x —	fence
()	record call

Prepared By: Weiser Becker Surveyors, P. C.
P. O. Box 706 Giddings, Texas 78942 979-542-4444

By: gls	Date: 06/26/2023	Scale: 1" = 300'	Book: 720
Rev:	File: 8802 C	WO # 8802	

STATE OF TEXAS

COUNTY OF LEE

TRACT 1
LAND DESCRIPTION

Being a 25.431 acre tract of land, a part of the Wm. H. Bynum Survey, Abstract 6, and the J. Blalock Survey, Abstract 46, Lee County, Texas, and being a part of a 29.828 acre tract (less 2.539 acres) described in a deed to Mary Elizabeth Strom and recorded in volume 1289, page 609, and part of a 2.539 acre tract described in a deed to Joseph D. Strom, et ux and recorded in volume 888, page 86 of the Real Property Records of Lee County, Texas. Said 25.431 acre tract being more particularly described as follows:

Beginning at a 5/8 inch rebar found in the Southwest margin of Lee County Road 436, for the North corner of a 46.421 acre tract described in a deed to Adeline Lindemann and recorded in volume 1301, page 867, the East corner of said 2.539 acre Strom tract, the East corner of said 29.828 Strom tract, and the Southerly East corner hereof;

Thence with the Northwest line of said 46.421 acre Lindemann tract, the Southeast line of said 2.539 acre Strom tract, the Southeast line of said 29.828 acre Strom tract, **South 68 deg. 17 min. 55 sec. West** at 136.51 feet pass a point for the South corner of said 2.539 acre Strom tract, at 1253.03 feet pass a point in the Southwest line of said Bynum Survey, the Northeast line of said Blalock Survey, and continuing for a total distance of **2135.66 feet** to a 5/8 inch rebar found in a Northeast line of a 40.065 acre tract described in a deed to Tobin Iselt and recorded in volume 840, page 129, for the West corner of said 46.421 acre Lindemann tract, the South corner of said 29.828 acre Strom tract, and the South corner hereof;

Thence with a Northeast line of said 40.065 acre Iselt tract, the Southwest line of said 29.828 acre Strom tract, **North 22 deg. 04 min. 48 sec. West 609.55 feet** to a 3/4 inch rebar with cap marked "4428" found for an interior corner of said 40.065 acre Iselt tract, the West corner of said 29.828 acre Strom tract, and the West corner hereof;

Thence with a Southeast line of said 40.065 acre Iselt tract, the Northwest line of said 29.828 acre Strom tract, **North 68 deg. 18 min. 32 sec. East** at 872.55 feet pass a point in the Northeast line of said Blalock Survey, the Southwest line of said Bynum Survey, at 915.75 feet pass a 5/8 inch rebar found for an East corner of said 40.065 acre Iselt tract, the South corner of a 12.374 acre tract described in a deed to Tobin Iselt, et ux and recorded in volume 1100, page 244, and continuing for a total distance of **1541.37 feet** to a point for the West corner of a 4.357 acre Tract 2 this day surveyed, and the North corner hereof; said point for corner bears North 56 deg. 01 min. 50 sec. West 0.79 feet from a 5 inch steel pipe corner post found for reference hereof;

Thence across said 29.828 acre Strom tract, with the Southwest line of said 4.357 acre Tract 2, **South 56 deg. 01 min. 50 sec. East 481.45 feet**

to a 5 inch steel pipe corner post found for the South corner of said 4.357 acre Tract 2, and an interior corner hereof;

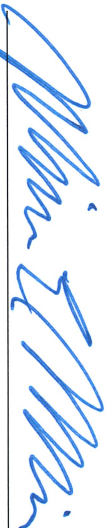
Thence continuing across said 29.828 acre Strom tract, with the Southeast line of said 4.357 acre Tract 2, **North 79 deg. 34 min. 11 sec. East** at 82.66 feet pass a point in the Southwest line of said 2.539 acre Strom tract, and continuing for a total distance of **329.18 feet** to a point in the Southwest margin of Lee County Road 436, the Northeast line of said 2.539 acre Strom tract, the Northeast line of said 29.828 acre Strom tract, for the East corner of said 4.357 acre Tract 2, and the Northerly East corner hereof; said point for corner bears North 79 deg. 34 min. 11 sec. East 0.44 feet from a 5 inch steel pipe corner post found for reference hereof;

Thence with the Southwest margin of Lee County Road 436, the Northeast line of said 2.539 acre Strom tract, the Northeast line of said 29.828 acre Strom tract, **South 23 deg. 14 min. 48 sec. East 147.38 feet** to the **Place of Beginning** and containing **25.431 acres** of land.

Bearings are Grid NAD83, 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 June 2023, and that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category B Condition 4 Standard Land Survey.




William E. Weiser
Professional Land Surveyor
Number 4428
Date of signature: 06/26/2023

Weiser Becker Surveyors, P.C.

FN 10015700

979-542-4444