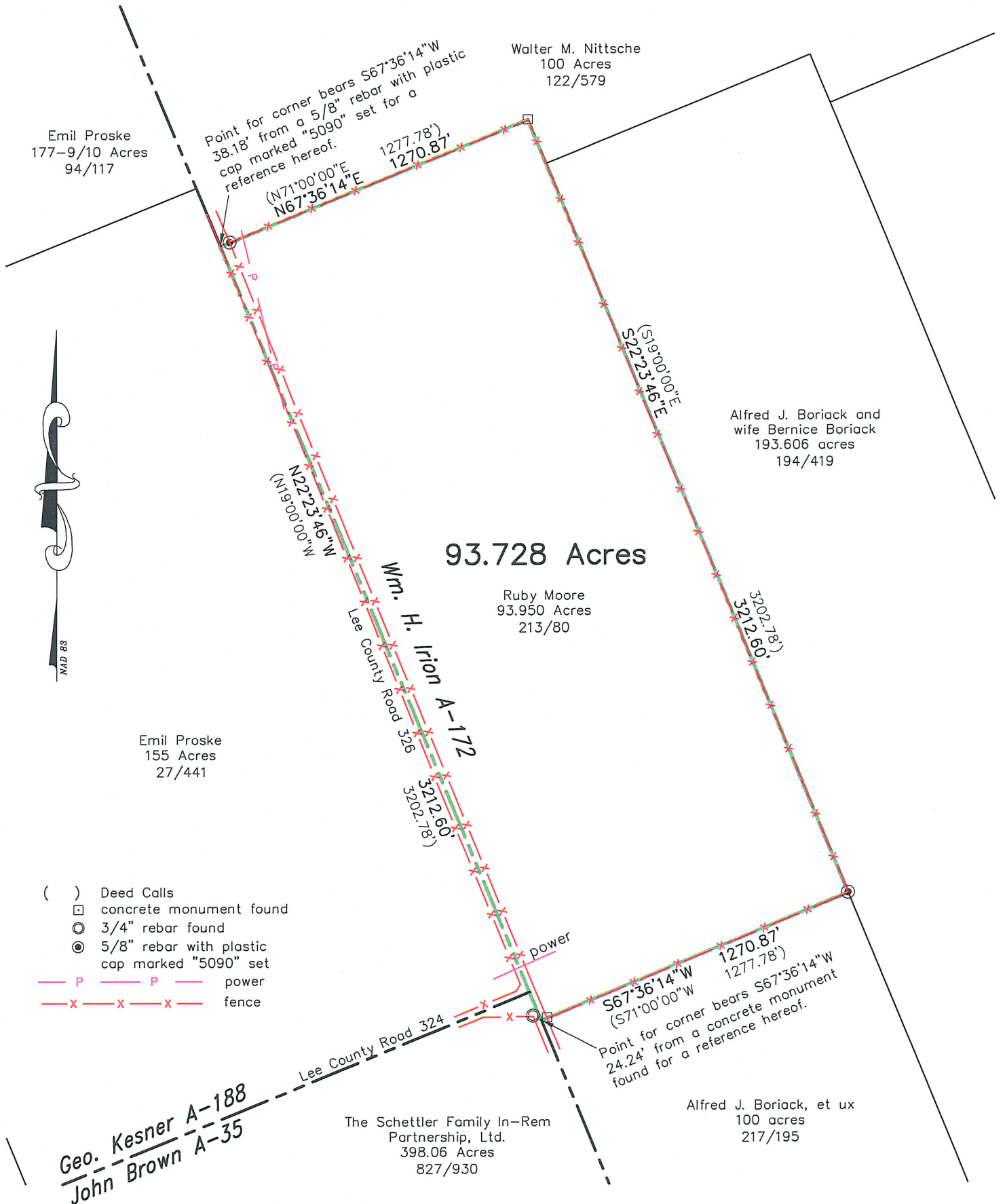


# Lee County, Texas



Survey plat showing a 93.728 acre tract, a part of the Wm. H. Irion Survey, Abstract 172, Lee County, Texas, being all of a 93.950 acre tract conveyed to Ruby Moore by deed recorded in volume 213, page 80 of the Deed Records of Lee County, Texas.

**Survey Notes:**

- Bearings are Grid NAD 83, Texas Coordinate System, Central Zone.
- Reference is hereby made to a description attached hereto and made a part hereof.
- No attempt has been made to locate any improvements, easements, or rights of way not shown hereon.



I hereby certify that this plat is an accurate representation of an on the ground survey completed under my supervision in June 2006 and that this Survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition IV Survey.

*Sharon P. Becker*

Sharon P. Becker  
Professional Land Surveyor  
Number 5090

Prepared By: Weiser Becker Surveyors, P. C. P. O. Box 706 Giddings, Texas 78942 979-542-4444	By: JC Rev:	Date: 06-27-06 File # 4407	Scale: 1" = 500'	Book: 318 WO # 4407
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STATE OF TEXAS

COUNTY OF LEE

LAND DESCRIPTION

**BEING** a **93.728 acre** tract, a part of the Wm. H. Irion Survey, Abstract 172, Lee County, Texas, being all of a 93.950 acre tract conveyed to Ruby Moore by deed recorded in volume 213, page 80 of the Deed Records of Lee County, Texas. Said **93.728 acre** tract being more particularly described as follows:

**BEGINNING** at a point within the margins of Lee County Road 326, in the Northeast line of the John Brown Survey, Abstract 35, the Northeast line of a 398.06 acre tract conveyed to The Schettler Family In-Rem Partnership Ltd. by deed recorded in volume 827, page 930, the Southwest line of said Irion Survey, for the West corner of a 100 acre tract conveyed to Alfred J. Boriack et ux by deed recorded in volume 217, page 195, the South corner of said 93.950 acre Moore tract and the South corner hereof, said point bears South 67 deg. 36 min. 14 sec. West 24.24 feet from a concrete monument found in the Northeast margin of Lee County Road 326, for a reference hereof;

**THENCE** within the margins of Lee County Road 326, with the Northeast line of said Brown Survey, the Southwest line of said Irion Survey, the Southwest line of said 93.950 acre Moore tract, **North 22 deg. 23 min. 46 sec. West** at 115.01 feet pass a point for the North corner of said Brown Survey, the North corner of said 398.06 acre Schettler Family In-Rem Partnership Ltd. tract, the East corner of the Geo. Kesner Survey, Abstract 188, the East corner of a 155 acre tract conveyed to Emil Proske by deed recorded in volume 27, page 441 and continuing for a total distance of **3212.60 feet** to a point for the Westerly South corner of a 100 acre tract conveyed to Walter M. Nittsche by deed recorded in volume 122, page 579, the West corner of said 93.950 acre Moore tract and the West corner hereof, said point bears South 67 deg. 36 min. 14 sec. West 38.18 feet from a 5/8 inch rebar with plastic cap marked "5090" set in the Northeast margin of Lee county Road 326, for a reference hereof;

**THENCE** with the Westerly Southeast line of said 100 acre Nittsche tract, the Northwest line of said 93.950 acre Moore tract, **North 67 deg. 36 min. 14 sec. East 1270.87 feet** to a concrete monument found for an interior corner of said 100 acre Nittsche tract, the North corner of said 93.950 acre Moore tract and the North corner hereof;

**THENCE** with a Southwest line of said 100 acre Nittsche tract, the Northeast line of said 93.950 acre Moore tract, **South 22 deg. 23 min. 46 sec. East** at 185.11 feet pass a point for the West corner of a 193.606 acre tract conveyed to Alfred J. Boriack and wife Bernice Boriack by deed recorded in volume 194, page 419, a South corner of said 100 acre Nittsche tract and continuing for a total distance of **3212.60 feet** to a 5/8 inch rebar with plastic cap marked "5090" set for the North corner of said 100 acre Boriack tract, the East corner of said 93.950 acre Moore tract and the East corner hereof;

**THENCE** with the Northwest line of said 100 acre Boriack tract, the Southeast line of said 93.950 acre Moore tract, **South 67 deg. 36 min. 14 sec. West 1270.87 feet** to the **PLACE OF BEGINNING** and containing **93.728 acres** of land of which approximately 1.959 acre lie within Lee County Road 326.

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 June 2006 and that this Survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition IV Survey.



Sharon P. Becker  
Professional Land Surveyor  
Number 5090  
Date of signature: 06-27-06