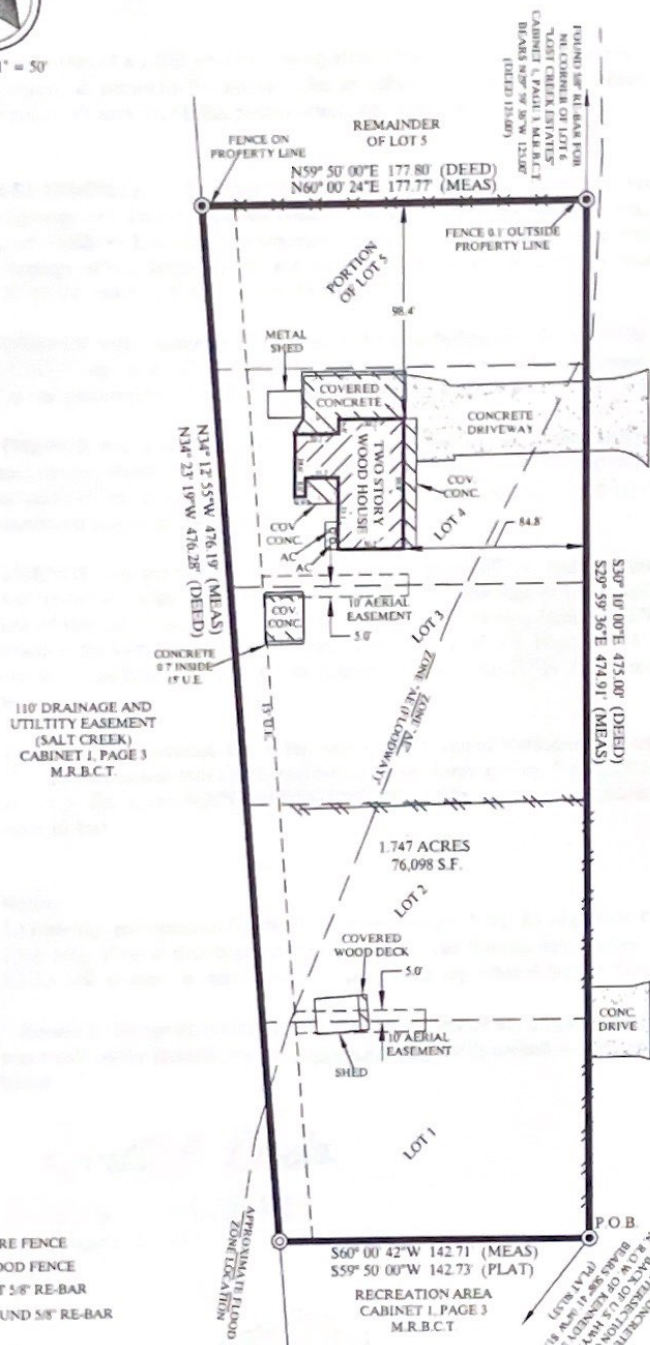




SCALE 1" = 50'

SURVEY OF  
A 1.747 ACRE TRACT BEING ALL OF LOTS 1, 2, 3, 4, AND A PORTION OF  
LOT 5, "LOST CREEK ESTATES" AS SHOWN ON THE PLAT RECORDED  
IN CABINET 1, PAGE 3, MAP RECORDS BEE COUNTY, TEXAS.



- X = WIRE FENCE
- \\ = WOOD FENCE
- = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR

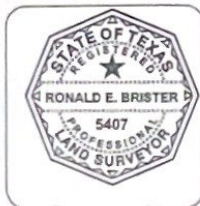


**Brister Surveying**

4455 South Prairie Island Drive Suite 51  
Corpus Christi, Texas 78411  
Office: 361-420-0880  
Fax: 361-420-1007  
bristersurveying@corpuschristitx.com  
Texas Registration No. 09072009

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY  
IS LOCATED WITHIN ZONE AE, AE (FLOODWAY) AS DEFINED  
BY THE FEDERAL EMERGENCY MANAGEMENT  
AGENCY COMMUNITY PANEL 48025C (2ND C)  
DATED MAY 20, 2010  
AND ☐ IS ☐ IS NOT LOCATED IN A DESIGNATED  
100 YEAR FLOOD ZONE WITH A B.F.E. OF 215.6 AND 217.2

DATE: AUGUST 15, 2012



JOB NO 221851

- NOTES
- 1.) TOTAL SURVEYED AREA IS 1.747 ACRES.
  - 2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (1983 DATUM).
  - 3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
  - 4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.

THIS SURVEY DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SER VITUTES, EASEMENTS, RIGHT OF WAYS OR UTILITIES ON THIS PROPERTY.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY, AUGUST 15, 2012, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Ronald E. Brister*

RONALD E. BRISTER R.P.L.S. NO 5407

STATE OF TEXAS  
COUNTY OF BEE

Field notes of a 1.747 acre tract being all of Lots 1, 2, 3, 4, and a portion of Lot 5, "Lost Creek Estates" as shown on the plat recorded in Cabinet 1, Page 3, Map Records Bee County, Texas. Said 1.747 acre tract being more particularly described as follows:

**BEGINNING** at a 5/8" re-bar set in the west right of way of Northeast Frontage of U.S. Highway 181, for the southeast corner of said Lot 1, and for the southeast corner of this survey, from **WHENCE** a concrete monument found in the intersection of the west cutback of Northeast Frontage of U.S. Highway 181 and the north right of way of Kennedy Street, bears South 08°41'04" West, a distance of 81.48 feet.

**THENCE** with a common line of said Lot 1 and this survey, South 60°00'42" West, a distance of 142.71 feet to a 5/8" re-bar found in the east line of a 110 foot drainage and utility easement, for the southwest corner of said Lot 1, and for the southwest corner of this survey.

**THENCE** with a common line of said 110 foot drainage and utility easement, said Lot 1, and this survey, North 34°12'55" West, a distance of 476.19 feet to a 5/8" re-bar set in the east line of said 110 foot drainage and utility easement, in the west line of said Lot 5, and for the northwest corner of this survey.

**THENCE** with the north line of this survey, North 60°00'24" East, a distance of 177.77 feet to a 5/8" re-bar set in the west right of way of Northeast Frontage of U.S. Highway 181, in the east line of said Lot 5, and for the northeast corner of this survey, from **WHENCE** a 5/8" re-bar found in the west right of way of Northeast Frontage of U.S. Highway 181 and for the northeast corner of Lot 6, of said "Lost Creek Estates", bears North 29°59'36" West, a distance of 125.00 feet.

**THENCE** with common line of the west right of way of Northeast Frontage of U.S. Highway 181, the east line of said Lot 5, and the east line of this survey, South 29°59'36" East, a distance of 474.91 feet to the **POINT of BEGINNING** of this survey, and containing 1.747 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day August 3, 2022 and is correct to the best of my knowledge and belief.

*Ronald E. Brister*

Ronald E. Brister, RPLS No. 5407  
Date: August 15, 2022.

