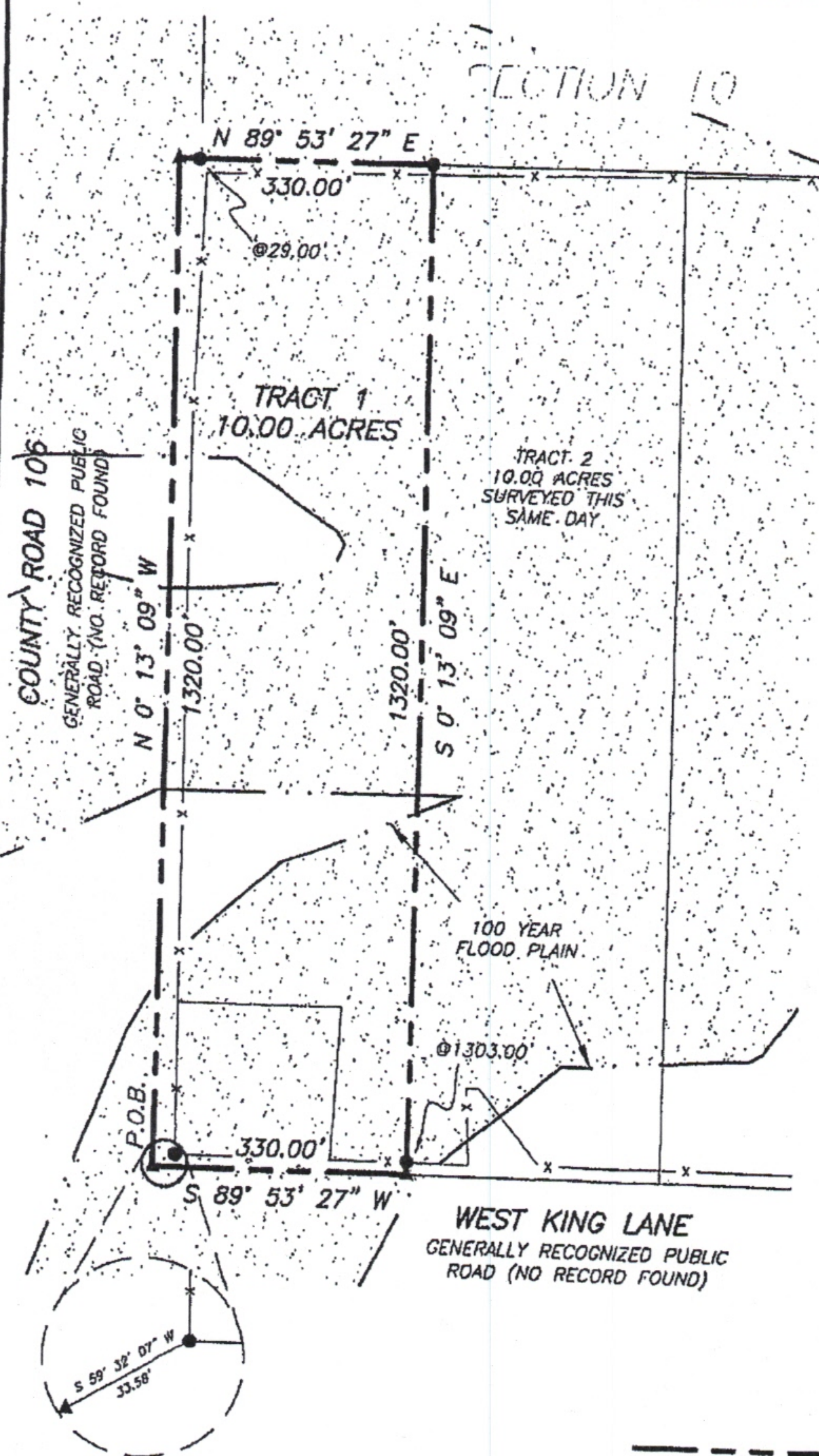


# PLAT OF SURVEY

OF  
10.00 ACRES, CALLED TRACT 1, OUT OF AN 80.00 ACRE TRACT OF LAND, LYING IN THE  
J.M. URANGA GRANT, ABSTRACT NO. 68, BEE COUNTY, TEXAS



1" = 200'

THE BASIS OF BEARING  
ON THIS PLAT IS GRID  
NORTH, TEXAS STATE  
PLANE COORDINATE  
SYSTEM, NAD 83 (2011),  
SOUTH CENTRAL ZONE

Prepared for:  
Michael Schwarze

## REFERENCES:

DEED: Clerk's File No. 2022-1848, OPR

Flood Plain Panel No. 48025C0175C  
Effective Date: 5/20/2010

## LEGEND

- Set 5/8 inch steel rod monument  
with cap stamped Rakowitz  
Engineering & Surveying
- Found 1/2 inch steel rod monument
- ▲ A calculated point
- Boundary line
- Adjoiner
- X --- Barbed wire fence

THIS SURVEY WAS DONE WITHOUT THE  
BENEFIT OF A TITLE COMMITMENT.  
VISIBLE ENCROACHMENTS ARE SHOWN

I, Richard Pollok, being a Registered  
Professional Land Surveyor, registered in  
the State of Texas, do hereby certify that  
this plat was prepared from an actual  
survey done by me or under my direct  
supervision, and that to the best of my  
knowledge and belief it is a true and  
correct representation of said survey.



*Richard Pollok*

**Rakowitz**  
ENGINEERING & SURVEYING

TBPELS No. F-9155 & No. 101812-00  
515 W OAKLAWN, SUITE A, PLEASANTON, TX 78064  
830.281.4060 www.rak-eng.com

Date of survey: May 23, 2022

Job No. 22-2708



State of Texas  
County of Bee

Field notes for a tract of land containing 10.00 acres, called Tract 1, out of a 80.00 acre tract of land, lying in the J.M. Uranga Grant, Abstract No. 68, Bee County, Texas, as shown on the accompanying Plat of Survey prepared for Michael Schwarze, dated May 23, 2022.

A tract of land containing 10.00 acres, called Tract 1, out of a 80.00 acre tract of land, described in an instrument, recorded in Document No. 2022-1848, Official Public Records, Bee County, Texas, lying in the J.M. Uranga Grant, Abstract No. 68, Bee County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a calculated point, lying in the Intersection of West King Lane and County Road 106, a generally recognized public road (no record found), being the Southwest corner of said 80.00 acre tract of land, which bears South  $59^{\circ} 32' 07''$  West, 33.58 feet, from a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Southwest corner of occupied boundary of this tract of land, and being the Northeast corner of the Intersection of said West King Lane and County Road 106, said calculated point of beginning being the Southwest corner of this tract of land;

Thence North  $00^{\circ} 13' 09''$  West, 1320.00 feet, along the West line of said 80.00 acre tract of land, and across County Road 106, to a calculated point, being the Northwest corner of said 80.00 acre tract of land, said point being the Northwest corner of this tract of land;

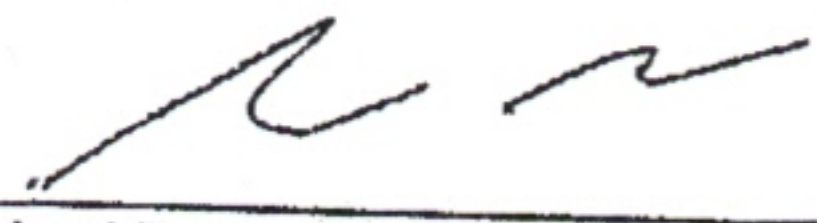
Thence North  $89^{\circ} 53' 27''$  East, along the North line of said 80.00 acre tract of land, being the South line of Section 10, across said County Road 106, passing a 5/8 inch steel rod monument, with cap stamped Rakowitz Engineering and Surveying, at 29.00 feet, set for the Northwest corner of occupied boundary, in all a total distance of 330.00 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Northwest corner of a 10.00 acre tract, called Tract 2, surveyed this same day, said point being the Northeast corner of this tract of land;

Thence South  $00^{\circ} 13' 09''$  East, across said 80.00 acre tract of land, being the West line of said Tract 2, passing a 5/8 inch steel rod monument, at 1303.00 feet, with a cap stamped Rakowitz Engineering and Surveying, set for the Southeast corner of occupied boundary, in all a total distance of 1320.00 feet, to a calculated point, lying on the South line of said 80.00 acre tract of land, being in West King Lane, a generally recognized public road (no record found), being the Southwest corner of said Tract 2, said point being the Southeast corner of this tract of land;

Thence South  $89^{\circ} 53' 27''$  West, 330.00 feet, along the South line of said 80.00 acre tract of land, and across said West King Lane, to the point of beginning;

Bearings recited in this description are determined from GNSS observation, Texas Coordinate System, NAD 83, taken at time of survey.

I, Richard Pollok, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for a tract of land containing 10.00 acres, called Tract 1, as shown on the accompanying Plat of Survey prepared for Michael Schwarze, dated May 23, 2022, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.

  
Richard Pollok R.P.L.S. 5825  
Rakowitz Engineering and Surveying  
515 W. Oaklawn Ste. A  
Pleasanton, Texas 78064  
830-281-4060

