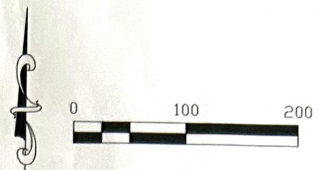


LEGEND

CM CONTROL MONUMENT	CONCRETE	WOOD
1/2" IRON ROD FOUND	COVERED CARPORT	
POINT FOR CORNER	PORCH, DECK, ETC.	
1/2" IRON PIPE FOUND	OVERHEAD TELEPHONE	
POWER POLE	OHP	
A/C	OVERHEAD ELECTRIC	
WATER METER	PIPE FENCE	
CONCRETE R.O.W. MON	WOOD FENCE	
600 NAIL FOUND	BARBED WIRE FENCE	
"X" FOUND IN CONCRETE	CHAINLINK FENCE	
UNDERGROUND ELECTRIC	UTILITY WIRE	
FH FIRE HYDRANT	ELECTRIC PEDESTAL	
GAS METER	TELEPHONE PEDESTAL	
WATER VALVE	CLEANOUT	SEPTIC TANK
	ASPHALT PAVING	GRAVEL/ROCK
		ROAD OR DRIVE



LEGAL DESCRIPTION

Being a 11.29 acre tract or parcel of land situated in the Raymond Sunigas Survey, Abstract No. 206 and in the A. S. Summerlin Survey, Abstract No. 292, Rains County, Texas, and being part of that certain 13.80 acre tract of land - Tract I and part of that certain 0.373 acre tract of land - Tract II conveyed from Dianna Gayle Rabe Liles and Leta M. Rabe to Dianna Gayle Rabe Liles, Richard Scott Rabe and Glynn Chad Rabe, by Special Warranty Deed, as recorded in File No. 2016-0505, Official Public Records, Rains County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Northeast corner of said 13.80 acre tract, at the Southeast corner of the remainder of a called 8.991 acre tract of land conveyed to DSC Partners, LLC, by deed as recorded in File No. 2016-0100, Official Public Records, Rains County, Texas, and on the West line of a called 9.190 acre tract of land conveyed to Gray Boyd et ux, by deed as recorded in Volume 567, Page 213, Official Public Records, Rains County, Texas;

THENCE South 00 degrees 39 minutes 27 seconds East, with the East line of said 13.80 acre tract, at 484.13 feet passing a 1/2 inch iron rod found 1.82 feet to the left of the line, at 798.54 feet passing a 3/8 inch iron rod found 0.98 feet to the left of the line, continuing in all a total distance of 846.38 feet to a 1/2 inch iron rod found at the Southeast corner of said 13.80 acre tract, at the Northeast corner of a called 10.60 acre tract of land conveyed to Leon F. by et ux, by deed as recorded in Volume 221, Page 716, Deed Records, Rains County, Texas, and on the West line of a called 2.912 acre tract of land conveyed to Ronny Shreves et ux, by deed as recorded in Volume 402, Page 547, Real Records, Rains County, Texas;

THENCE South 89 degrees 05 minutes 02 seconds West, with the South line of said 13.80 acre tract and the North line of said 10.60 acre tract, a distance of 708.55 feet to a 1/2 inch iron rod found at the Southwest corner of said 13.80 acre tract, the Northwest corner of said 10.60 acre tract and on the East line of a called 1.251 acre tract of land conveyed to Michael Wiley, by deed as recorded in File No. 2016-2191, Official Public Records, Rains County, Texas;

THENCE North 00 degrees 42 minutes 03 seconds West, with the West line of said 13.80 acre tract, and the East line of said 1.251 acre tract, at 34.77 feet passing a 1/2 inch iron pipe found 0.52 feet to the right of line at the Northeast corner of said 1.251 acre tract and the Southeast corner of a called 0.634 acre Tract Two conveyed to Regina Hightower, by deed as recorded in Volume 507, Page 352, Official Public Records, Rains County, Texas, continuing on with the West line of said 13.80 acre tract, the East lines of said 0.634 acre Tract Two, a called 0.611 acre Tract One of said Volume 507, Page 352, Official Public Records, Rains County, Texas, and a called 0.422 acre tract of land conveyed to Rhonda Levinson et al, by deed as recorded in File No. 2017-2514, Official Public Records, Rains County, Texas, a total distance of 552.73 feet to a 1/2 inch iron rod and yellow cap stamped "By-Line" set at the Southeast corner of said 0.373 acre tract and the Northeast corner of said 0.422 acre tract, and from which a 1/2 inch iron rod found bears North 00 degrees 42 minutes 03 seconds West, a distance of 77.75 feet;

THENCE South 89 degrees 57 minutes 34 seconds West, with the South line of said 0.373 acre tract and the North line of said 0.422 acre tract, at 122.50 feet passing a 1/2 inch iron pipe found for reference, continuing in all a total distance of 123.38 feet to a point for corner at the Southwest corner of said 0.373 acre tract, the Northwest corner of said 0.422 acre tract and on the East right of way line of Farm to Market Highway 47 (South 1st Street) (60' right of way), from which a concrete monument found bears South 23 degrees 58 minutes 05 seconds West, a distance of 1,150.90 feet;

THENCE North 23 degrees 58 minutes 05 seconds East, with the West line of said 0.373 acre tract and the East line of said Highway 47, a distance of 118.40 feet to a 1/2 inch iron rod and yellow cap stamped "By-Line" set at the Southwest corner of a called save and except 2.842 acre tract of land described in File No. 2016-0505, Official Public Records, Rains County, Texas;

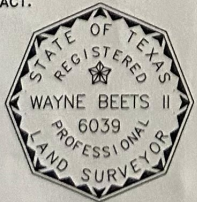
THENCE with the South line of said 2.842 acre tract the following courses:
 South 67 degrees 46 minutes 53 seconds East, a distance of 80.29 feet to a 1/2 inch iron rod found on the East line of said 0.373 acre tract and the West line of said 13.80 acre tract;
 South 89 degrees 49 minutes 57 seconds East, a distance of 522.04 feet to a 1/2 inch iron rod found at the Southeast corner of said 2.842 acre tract;

THENCE North 04 degrees 09 minutes 44 seconds East, with the East line of said 2.842 acre tract, a distance of 224.79 feet to a 1/2 inch iron rod found at the Northeast corner of said 2.842 acre tract, on the North line of said 13.80 acre tract and the South line of said 8.991 acre tract;

THENCE North 88 degrees 27 minutes 16 seconds East, with the North line of said 13.80 acre tract and the South line of said 8.991 acre tract, a distance of 168.17 feet to the POINT OF BEGINNING and CONTAINING 11.29 acres of land.

I, Wayne Beets II RPLS No. 6039, do hereby certify to Diana Rabe: That the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

- SURVEYOR'S NOTES:**
- 1) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.
 - 2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
 - 3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
 - 4) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
 - 5) ABSTRACT LINE SHOWN HEREON IS APPROXIMATE IN LOCATION.



BY: Wayne Beets II
 WAYNE BEETS II
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 6039

LINE TABLE		
LINE	BEARING	DIST.
MEASURED: L1	S67°46'53"E	80.
CALL: L1	S66°50'39"E	81.

