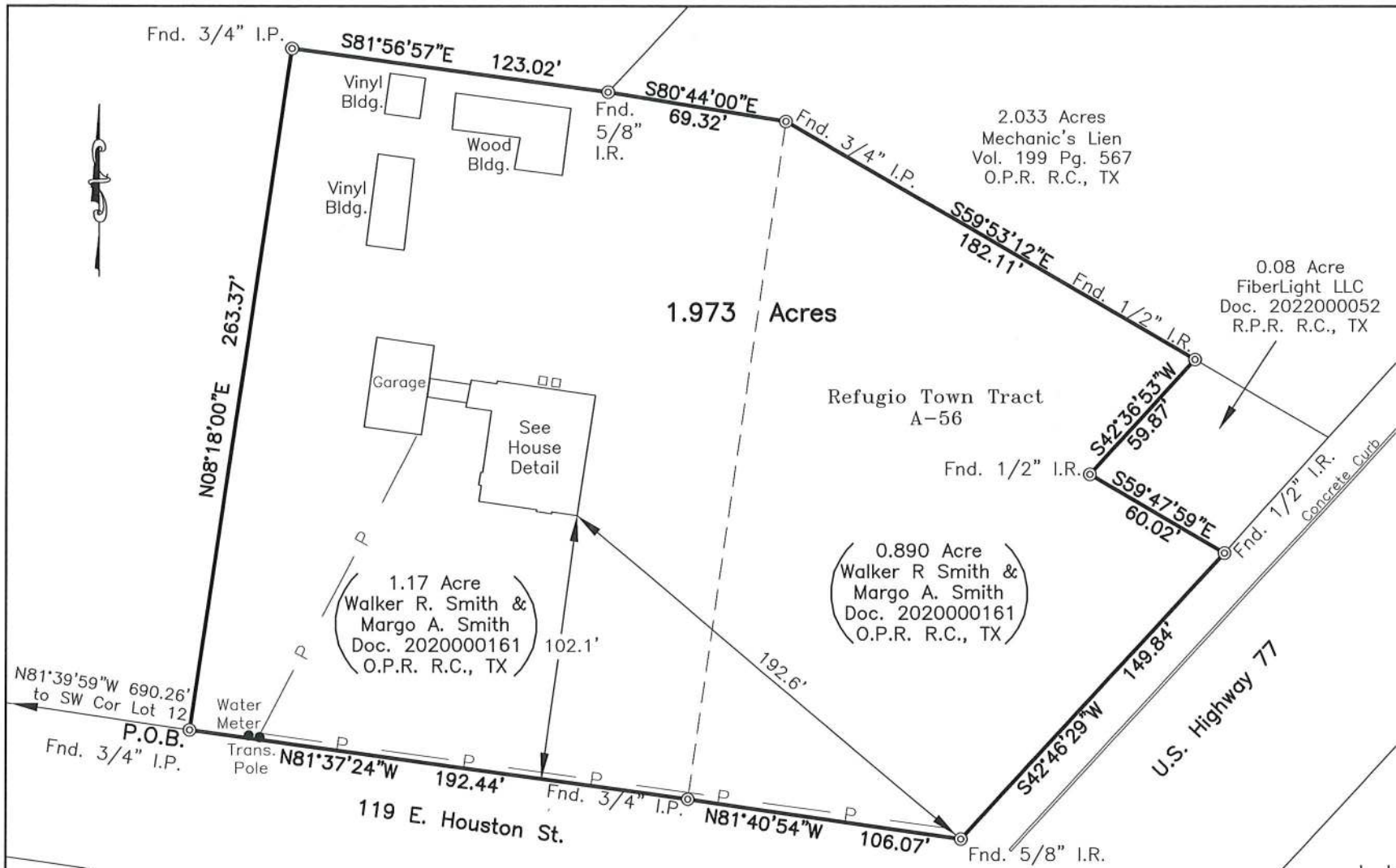
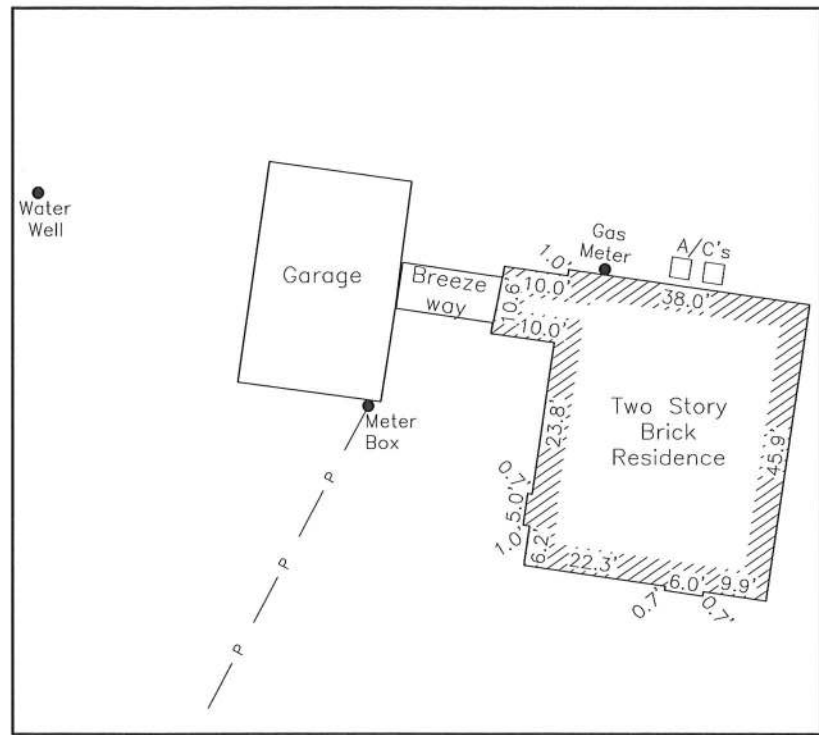




HOUSE DETAIL  
SCALE: 1" = 30'



-P- indicates power line

Bearings are Grid, Texas Coordinate System of 1927, South Central Zone.  
FEMA Flood Insurance Rate Map Community Panel No. 3604970203F, effective date September 5, 2007, shows that the property described herein is located in Flood Zone X, an area of minimal flooding.  
There may be existing pipelines not shown on this map. Use the Texas One Call System to locate pipelines before performing any excavation on this property.  
A metes and bounds description was prepared in conjunction with this plat.

King & Petrus, Inc.  
P. O. Box 606  
Firm No. 10127600  
Sinton, Texas 78387  
Phone 361-364-2622  
Fax 361-364-2641  
Randy\27100\27122

PLAT SHOWING SURVEY OF  
1.973 ACRES  
OUT OF LOT 12  
REFUGIO TOWN TRACT COMMONS  
REFUGIO TOWN TRACT SURVEY, ABSTRACT 56  
AS SHOWN ON MAP RECORDED IN  
VOLUME 1 PAGE 11  
MAP RECORDS  
OF REFUGIO COUNTY, TEXAS  
SCALE 1" = 60 FEET  
GF# 21-318-PI

I, Julius L. Petrus Jr., Registered Professional Land Surveyor of Texas, do hereby state that this plat represents an actual survey completed on the ground under my direction, and that there are no visible easements or intrusions of buildings or structures on this tract, this the 3rd day of February, 2022.



*Julius L. Petrus Jr.*

Registered Prof. Land Surveyor  
Texas Registration No. 1907

STATE OF TEXAS  
COUNTY OF REFUGIO

1.973 ACRE  
GF# 21-318-PI

Field notes of a 1.973 acre tract of land, being all of a 1.17 acre tract and part of a 0.890 acre tract conveyed from Dorothy E. Naylor to Walker R. Smith and Margo A. Smith by General Warranty Deed dated January 31, 2020, and recorded in Document No. 202000161 of the Official Public Records of Refugio County, Texas;

Said 1.973 acre tract is part of Farm Lot 12 of the Refugio Town Commons, as shown on map recorded in Volume 1, Page 11 of the Map Records of Refugio County, Texas;

Said 1.973 acre tract is comprised of a portion of the Refugio Town Tract Survey, Abstract 56, is situated on the north edge of the town of Refugio, Texas; and is described by metes and bounds as follows:

Beginning at a  $\frac{3}{4}$ " iron pipe found in the north line of Houston Street and the south line of said Lot 12, at the southwest corner of said 1.17 acre tract, for the southwest corner of this tract, whence a  $\frac{3}{4}$ " iron pipe found at the northeast corner of the intersection of Houston and Alamo Streets and the southwest corner of said Farm Lot 12 bears N 81° 39' 59" W a distance of 690.26 feet;

Thence N 08° 18' 00" E along the west line of said 1.17 acre tract and the west line of this tract, a distance of 263.37 feet to a  $\frac{3}{4}$ " iron pipe found at the northwest corner of said 1.17 acre tract, for the northwest corner of this tract;

Thence S 81° 56' 57" E along a north line of said 1.17 acre tract and a north line of this tract, a distance of 123.02 feet to a  $\frac{5}{8}$ " iron rod found at the west corner of a 2.033 acre tract described in Mechanic's Lien dated January 22, 2007, and recorded in Volume 199, Page 567 of the Official Public Records of Refugio County, Texas; for an angle corner of said 1.17 acre tract, and an angle corner of this tract;

Thence S 80° 44' 00" E along a north line of said 1.17 acre tract, a south line of said 2.033 acre tract, and a north line of this tract, a distance of 69.32 feet to a  $\frac{3}{4}$ " iron pipe found at the northeast corner of said 1.17 acre tract, being an interior corner of said 2.033 acre tract, and the north corner of said 0.890 acre tract, for an exterior corner of this tract;

Thence S 59° 53' 12" E along the southwest line of said 2.033 acre tract, the northeast line of said 0.890 acre tract, and the northerly northeast line of this tract, a distance of 182.11 feet to a  $\frac{1}{2}$ " iron rod found at the north corner of a 0.08 acre tract leased to FiberLight LLC in Document No. 2022000052 of the Real Property Records of Refugio County, Texas; for the northerly east corner of this tract;

Thence S 42° 36' 53" W along the northwest line of said 0.08 acre tract and the northerly southeast line of this tract, a distance of 59.87 feet to a  $\frac{1}{2}$ " iron rod found at the west corner of said 0.08 acre tract, for an interior corner of this tract;

Thence S 59° 47' 59" E along the southwest line of said 0.08 acre tract and the southerly northeast line of this tract, a distance of 60.02 feet to a  $\frac{1}{2}$ " iron rod found in the northwest right-of-way line of U.S. Highway 77, and the southeast line of said 0.890 acre tract, at the south corner of said 0.08 acre tract, for the southerly east corner of this tract;

Thence S 42° 46' 29" W along the northwest right-of-way line of said U.S. Highway 77, the southeast line of said 0.890 acre tract, and the southerly southeast line of this tract, a distance of 149.84 feet to a  $\frac{5}{8}$ " iron rod found at the intersection the northwest right-of-way line of said U.S. Highway 77 and the north right-of-way line of said Houston Street, being the southeast corner of said 0.890 acre tract, for the southeast corner of this tract;

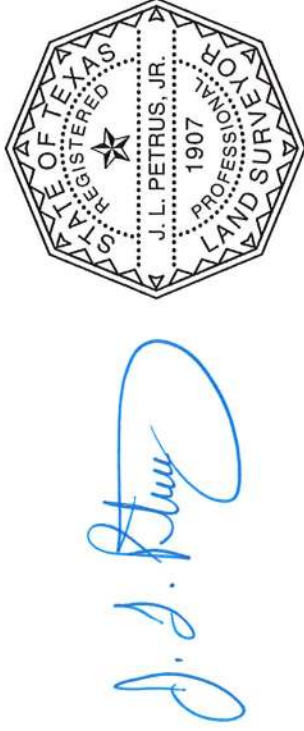
Thence N 81° 40' 54" W along the north right-of-way line of said Houston Street, the south line of said 0.890 acre tract, the south line of said Farm Lot 12, and a south line of this tract, a distance of 106.07 feet to a ¾" iron pipe found at the southwest corner of said 0.890 acre tract and the southeast corner of said 1.17 acre tract, for an angle corner of this tract;

Thence N 81° 37' 24" W along the north right-of-way line of said Houston Street, the south line of said 1.17 acre tract, the south line of said Farm Lot 12, and a south line of this tract, a distance of 192.44 feet to the POINT OF BEGINNING, containing 1.973 acres of land, more or less, subject to all easements of record.

Bearings and distances in this description are Grid, Texas Coordinate System of 1927, South Central Zone.

A plat was prepared in conjunction with this legal description.

I, Julius L. Petrus, Jr., Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground, this the 3<sup>rd</sup> day of February, 2022.



Registered Professional Land Surveyor  
Texas Registration No. 1907

Randy/27000/27122