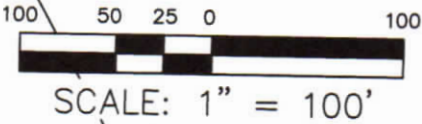


NOTE

POB BEARS N 61° 57' 33" E,
406.72' AND N 62° 06' 31" E,
137.20', FROM COMMENCING POINT,
N COR, MONJARAS TR. VOL 1045,
PG. 165 AND AN EXTERIOR COR OF
FARIAS TR., DOC. NO. 2021-1578



LOT 2
5.13 AC

LOT 3
5.13 AC

LOT 4
5.13 AC

LOST ACRES
SUBDIVISION

ZANDER SURVEYING
LAND AND OIL FIELD SURVEYING
P.O. BOX 1782
BEEVILLE, TEXAS 78104
OFFICE: 361-362-1044
MOBILE: 361-362-7200
FAX: 361-362-1045

VANTAGE REAL PROPERTIES PARTNERS III, LLC
OFFICIAL PUBLIC RECORDS,
BEE COUNTY, TEXAS.
OUT OF 89.38 AC
DOC NO 2023-3535

The undersigned does hereby state that this survey
was made on the ground in May 2024,
and that there were no visible discrepancies, conflicts,
overlapping of improvements, right-of-ways or easements,
except as shown and that said property has access
to and from a public roadway.

NOTE
BEARINGS & DISTANCES ARE
GRID (NAD 27, TEXAS SOUTH
CENTRAL ZONE), BASED ON
GPS OBSERVATIONS.

BY:

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR



REGISTERED PROFESSIONAL LAND SURVEYOR

FILE: C:\BEE\5.13 AC \ LOT 3 LOST ACRES

PLAT SHOWING

A SURVEY OF LOT 3 (5.13 ACRES), LOST ACRES SUBDIVISION
(UNRECORDED) , ALSO OUT OF A 89.38 ACRE TRACT IN THE
NAME OF VANTAGE REAL PROPERTY PARTNERS III, LLC,
RECORDED DOC NO. 2023-3535, OFFICIAL PUBLIC RECORDS,
BEE COUNTY, TEXAS, ALL OF WHICH IS LOCATED WITHIN THE
JAMES HEFFERMAN SURVEY A-31, BEE COUNTY, TEXAS.

REZ DATE: 5/27/2024 SCALE: 1"= 100'

May 23, 2024

**Lot 3
5.13 Acres**

**STATE OF TEXAS:
COUNTY OF BEE:**

A field note description of a survey of Lot 3 (5.13 acres), Lost Acres Subdivision (unrecorded), also out of a 89.38 acre tract, in the name of Vantage Real Property Partners III, LLC, recorded in Document No. 2023-3535, Official Public Records, Bee County, Texas and situated within the JAMES HEFFERMAN GRANT, A-31, in Bee County, Texas and is more particularly described in metes and bounds as follows:

COMMENCING at a 5/8 inch iron found, the north corner of a tract in the name of Michael Anthony Monjaras, recorded in Volume 1045, Page 165, Official Public Records, Bee County, Texas, an exterior corner of a 60.00 acre tract out of that said 179.61 acre tract, in the name of Levi Samuel Farias, recorded in Document No. 1578, Official Public Records, Bee County, Texas THENCE North 61° 57'33" East, 406.72 feet and North 62° 06'31" East, 137.20 feet, for the west corner and POINT OF BEGINNING of this tract;

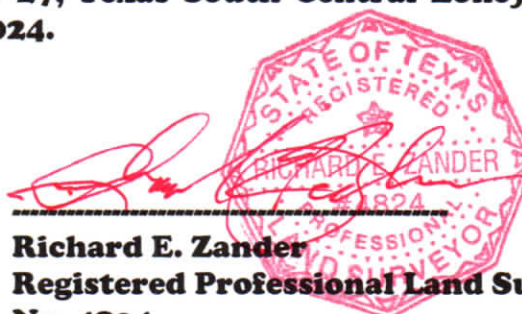
THENCE North 62° 06'31" East, generally along a fence, 273.97 feet, to a 5/8 inch iron rod found, the west corner of Lot 4 and the north corner of this tract;

THENCE South 27° 55'51" East, 813.86 feet, to a 5/8 inch iron rod found, in the north boundary of a 60 foot road (Paisano Trail) and the east corner of this tract;

THENCE South 60° 53'02" West, along the north boundary of Paisano Trail, 274.01 feet, to a 5/8 inch iron rod found, the east corner of Lot 2 and the south corner of this tract;

THENCE North 27° 55'51" West, 827.92 feet to the POINT OF BEGINNING, and being 5.14 acres of land.

This description was written from a survey made on the ground, by me in May, 2023 and is to be attached to and to be made a part of the accompanying Plat. The Bearings are Grid (NAD 27, Texas South Central Zone) based on observations made in December, 2024.



**Richard E. Zander
Registered Professional Land Surveyor
No. 4824**