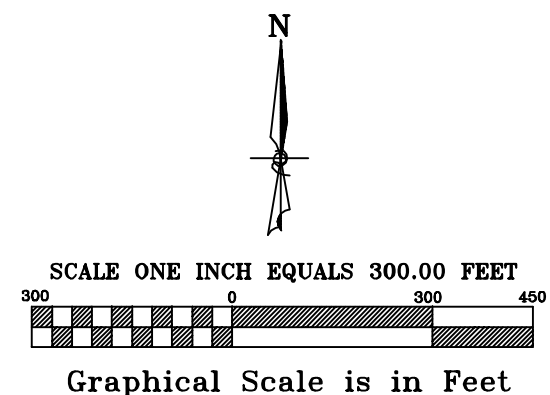
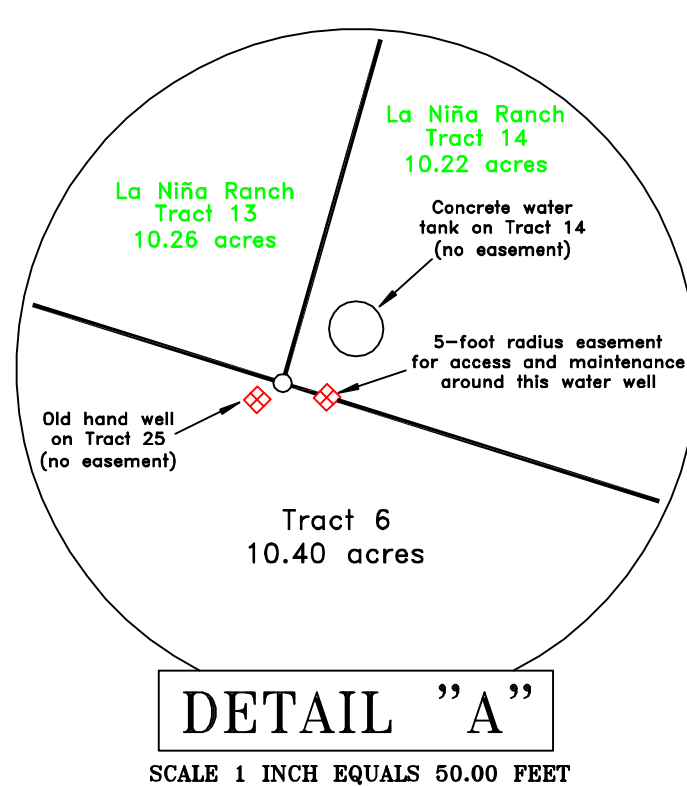


A SUB
IN DU
VENTUR
"423.82
OF REC
DUVAL



BEARING NOTATION
Bearing Basis derived from GPS observations in the State Plane Coordinate System, NAD 1983 Texas South 4205 Zone, made on April 19, 2012, with all other bearings relative thereto.

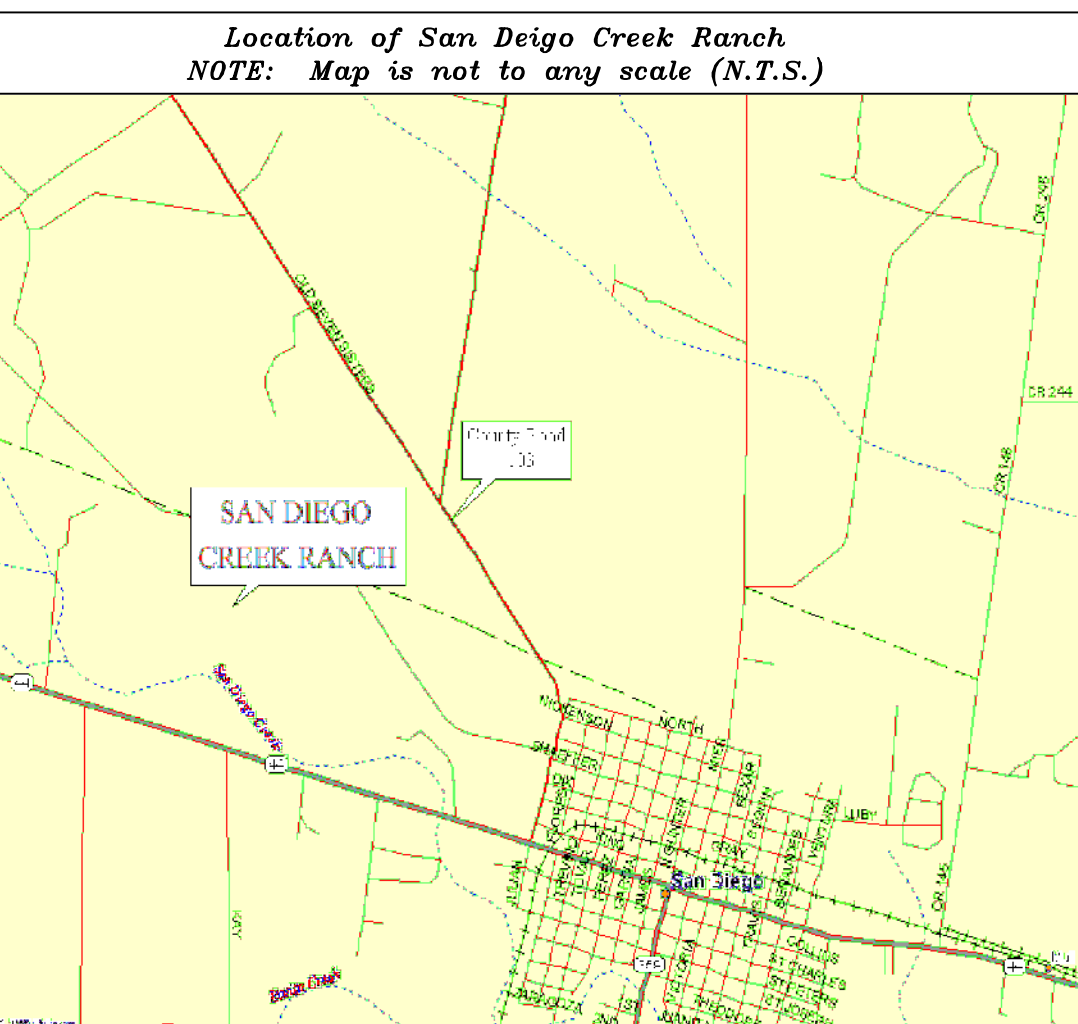
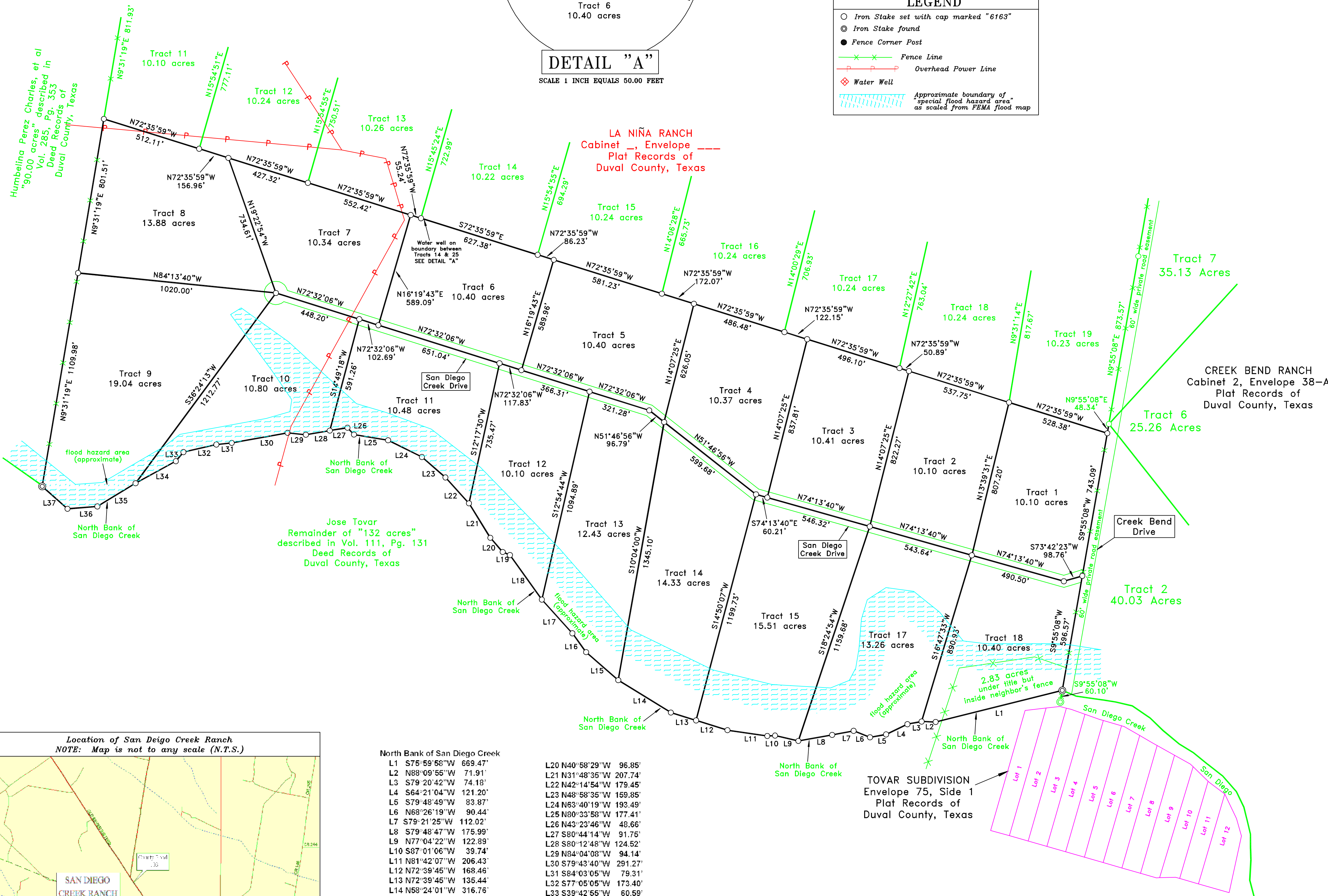
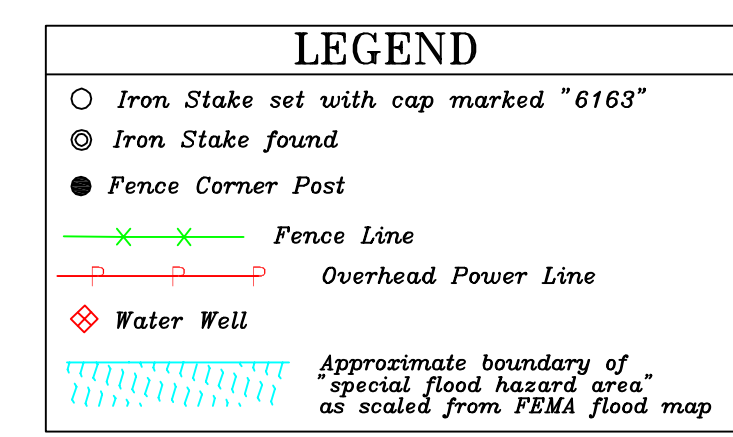


NOTES:
Roads shown hereon shall be PRIVATE road easements sixty (60) feet in width, thirty (30) feet either side of centerline.

All cul-de-sacs shown hereon shall have a radius of sixty (60) feet.

Tract 6, and Tract 14 La Niña Ranch each have a 1/2 interest in the water well located on the boundary between Tracts 14 and 25.

This property is subject to all easements and other matters of record in the Official Records of Duval County, Texas.



North Bank of San Diego Creek			
L1	S75°59'58"W	669.47'	
L2	N88°09'55"W	71.91'	
L3	S79°20'42"W	74.18'	
L4	S64°21'04"W	121.20'	
L5	S79°48'49"W	83.87'	
L6	N68°26'19"W	90.44'	
L7	S79°21'25"W	112.02'	
L8	S79°48'47"W	175.99'	
L9	N77°04'22"W	122.89'	
L10	S87°01'06"W	39.74'	
L11	N81°42'07"W	206.43'	
L12	N72°39'45"W	168.46'	
L13	N72°39'45"W	135.44'	
L14	N68°24'01"W	316.76'	
L15	N48°54'10"W	218.73'	
L16	N36°06'22"W	119.57'	
L17	N42°09'42"W	233.49'	
L18	N35°37'33"W	281.00'	
L19	N66°51'54"W	40.23'	
L20	N40°58'29"W	96.85'	
L21	N31°48'35"W	207.74'	
L22	N42°14'54"W	179.45'	
L23	N48°58'35"W	159.85'	
L24	N63°40'19"W	193.49'	
L25	N80°33'58"W	177.41'	
L26	N43°23'46"W	48.66'	
L27	S80°44'14"W	91.75'	
L28	S80°12'48"W	124.52'	
L29	N84°04'08"W	94.14'	
L30	S79°43'40"W	291.27'	
L31	S84°03'05"W	79.31'	
L32	S77°05'05"W	173.40'	
L33	S39°42'55"W	60.59'	
L34	S61°17'52"W	235.39'	
L35	S58°42'57"W	229.27'	
L36	S85°23'35"W	153.68'	
L37	N48°18'47"W	173.52'	

TOVAR SUBDIVISION
Envelope 75, Side 1
Plat Records of
Duval County, Texas

