



EXHIBIT

1.52 Acres, being that certain Tract of land described in Three Tracts in a Warranty Deed with Vendor's Lien from Ray Milstead to Cheryl L. Van Dam Et Vir, dated August 27, 2002, and recorded in Volume 796, Page 835 of the Official Records of Jim Wells County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 5/8" rebar found at the Northern most corner of Tract Two (2) in the above described Warranty Deed with Vendor's Lien;

THENCE S 37Deg-47Min-00Sec E with the Northeast line of said Tract Two (2) a distance of 409.59 feet to a 5/8" rebar found for corner;

THENCE S 54Deg-42Min-58Sec W a distance of 57.74 feet to a 5/8" rebar with cap set by the bulkhead and 94 foot elevation line for corner;

THENCE Along the face of the bulkhead and 94 foot elevation line as follows:

N 24Deg-21Min-39Sec W 29.65 feet;

N 53Deg-35Min-33Sec W 48.32 feet;

N 62Deg-43Min-14Sec W 15.43 feet to a point of the wall of a concrete boat ramp;

THENCE S 78Deg-58Min-27Sec W across the Boat Ramp a distance of 16.21 feet;

THENCE continuing with the face of said bulkhead and the 94 foot elevation line as follows:

S 35Deg-13Min-08Sec W 19.65 feet;

S 16Deg-16Min-16Sec E 37.44 feet;

S 3Deg-25Min-56Sec W 9.88 feet;

THENCE S 32Deg-34Min-42Sec W with the Southeast line of Tract Three (3) in the afore-described Warranty Deed with Vendor's Lien a distance of 16.19 feet to a 5/8" rebar with cap set for its South corner;

THENCE N 50Deg-52Min-49Sec W along the Southwest line of said Tract Three (3) a distance of 35.56 feet to a 3/4" pipe found for the Southeast corner of Tract One (1) in the afore-described Warranty Deed with Vendor's Lien, also being the Southeast corner of Lot Four (4), Block S, Permittas Point Unit No. 3 as recorded in Volume 5, Page 45 of the Map Records of Jim Wells County, Texas;

THENCE N 76Deg-23Min-20Sec W along the North line of that portion of said Lot Four (4), excepted from Tract One (1) as described in said Warranty Deed with Vendor's Lien a distance of 144.02 feet to a 5/8" rebar with cap set in the East line of Saddle Trail;

THENCE along said East line of Saddle Trail with a curve to the left, a chord bearing of N 16Deg-12Min-10Sec W, a chord distance of 219.88 feet, a radius of 354.82 feet, for an arc length of 223.56 feet to a 5/8" rebar found for point of curvature to the right;

THENCE Along said curve to the right with a chord bearing of N 0Deg-18Min-00Sec W, a chord distance of 13.45 feet, a radius of 10.0 feet for an arc length of 14.75 feet to a 5/8" rebar found in the Southeast Right-of-way of Access Road No. 2;

THENCE N 47Deg-43Min-48Sec E along the Southeast Right-of-Way of said Access Road No. 2 a distance of 96.68 feet to a 5/8" rebar with cap set at a point of curvature to the right;

THENCE along said curve to the right with a chord bearing of N 86Deg-05Min-34Sec E, a chord distance of 16.11 feet, and a radius of 10.00 feet for an arc distance of 18.73 feet to a set 5/8" rebar with cap for corner.

W.D.

THENCE N 47Deg-43Min-48Sec E a distance of 38.44 feet to the POINT OF BEGINNING and containing 1.52 Acres of land.

All Bearings are Grid Bearings based on the Texas Plane Coordinate System for the South Central Zone, 1927 North American Datum.

Dated August 12, 2012



William Douglas Dove
Registered Professional Land Surveyor
Texas Registration No. 4143

