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Tract 24

10.09 Acres

Tract 23

Tract 22

abst. 4

11.85 Acres
this day surveyed

-End.. 5/8" iron pin
by 6" cedar post.

Tract 1

11.85 Acres
Ruben Rivera, et ux
to
Gretchen Frumess
April 28, 1998
C.F.N. 461436

Tract 4

Thot Speed 10.55 Acres
Greichen Investments, Inc
August 30, 1996
C.F.N. 446514

Tract 2
LAKE VIEW ESTATES
UNIT 1
UNRECORDED SUBDIVISION

11.84 Acres
Gretchen Frumess
to
Daniel G. Gonzalez, et ux
May 20, 2008
C.F.N. 580669

A Plat of a 10.09 Acre Tract of land &
an Access Easement situated about
21.0 miles N 87° W of Sinton in San
Patricio County, Texas.

— xx — FENCE LINE
— E — ELECTRIC LINE

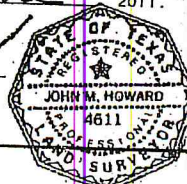
C.F.N. CLERK'S FILE NUMBER
SAN PATRICIO COUNTY, TEXAS

PREPARED FOR: Gretchen K. Frumess - Seller
Augustin & Marcia Virginia Molina - Buyers
SURVEYED ON THE GROUND: June 18, 2011

HEREBY CERTIFY THAT THE FOREGOING PLAT AND ACCOMPANYING FIELD NOTE DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND, UNDER MY SUPERVISION AND THAT IT IS TRUE AND CORRECT AND THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, SHORTCUTS IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS TO THE BEST OF MY KNOWLEDGE AND BELIEF EXCEPT AS SHOWN THEREIN. JOHN HOWARD SURVEYING COMPANY ACCEPTS RESPONSIBILITY FOR THIS PLAT ONLY TO THE ORIGINAL CLIENTS FOR WHICH IT WAS PREPARED.

THIS THE 27th DAY OF June 2011

JOHN HOWARD. R.P.L.S. NO. 4611
402 STATE HWY 173 SOUTH
HONDO. TEXAS 78861
(830) 426-4776



STATE OF TEXAS
COUNTY OF SAN PATRICIO

PREPARED FOR: Gretchen K. Frumess - Seller
Augustin & Marcia Virginia
Molina - Buyers

FIELD NOTES TO DESCRIBE

A 10.09 Acre Tract of land being situated about 21.0 miles N 87° W of Sinton in San Patricio County, Texas, being out of the M. P. J. & N. Delgado Survey, Abstract No. 4, and being all of Tract 23 (10.669 Acre Tract) of La Fruta Acres, an unrecorded subdivision, conveyed from Ruben Rivera, et ux to Gretchen Frumess by deed dated April 28, 1998 and recorded in Clerk's File Number 461436, and being more particularly described as follows:

- BEGINNING: At a 5/8" iron pin found under fence in the Southeast line of State Highway 359 (100 feet wide) for the North corner of Tract 1 (11.85 Acre Tract, Clerk's File No. 461436) of Lake View Estates Unit I (an unrecorded subdivision) and the West corner of this tract from which a 5/8" iron pin found for the West corner of Tract 1 bears S 23° 09' 02" W 427.79 feet;
- THENCE: N 23° 09' 02" E 529.84 feet with fence and the Southeast line of said highway to the West corner of Tract 24 (10.097 Acre Tract Clerk's File Number 603880) and the North corner of this tract;
- THENCE: S 66° 53' 08" E 829.88 feet, at 0.56 feet pass a 5/8" iron pin found by a 10" cedar post, continuing with fence to a 5/8" iron pin found by a 6" cedar post for the South corner of Tract 24 and the East corner of this tract;
- THENCE: S 23° 10' 31" W 530.00 feet with fence and the Northwest line of Tract 22 of La Fruta Acres (10.112 Acre Tract Clerk's File Number 603279) to a 5/8" iron pin found by a 6" cedar post for the West corner of Tract 22 and the South corner of this tract;
- THENCE: N 66° 52' 28" W 829.65 feet with fence and the Northeast line of Tract 1 to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 27th day of June, 2011.

John Howard, R.P.L.S. No. 4611
402 State Highway 173 South
Hondo, Texas 78861
(830) 426-4776

