

**NOTES:**

THERE MAY BE EXISTING PIPELINES NOT SHOWN ON PLAT. USE THE TEXAS ONE CALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING ANY EXCAVATIONS ON THIS PROPERTY.

THE SUBJECT PROPERTY APPEARS TO BE SITUATED WITHIN THE FLOOD ZONE AREA "C" (AREA OF MINIMAL FLOODING) AS INDICATED ON THE FOLLOWING FLOOD INSURANCE RATE MAP: 4812580045C, EFFECTIVE DATE: MAY 2, 1983, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR JIM WELLS COUNTY, TEXAS. (SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF THE F.E.M.A. MAPS.)

BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1927, SOUTH ZONE.

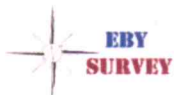
METES AND BOUNDS DESCRIPTIONS ACCOMPANY THIS PLAT.

○ = SET 5/8" IRON ROD MARKED WITH A CAP STAMPED "RPLS 6198".

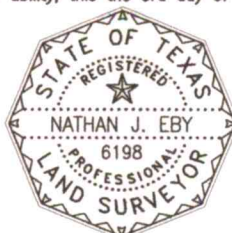
● = FOUND 5/8" IRON ROD.

**PLAT SHOWING SURVEY OF  
0.60 ACRE TRACT, 14.63 ACRE TRACT  
& TWO 25.08 ACRE TRACTS  
JUAN JOSE DE LA GARZA MONTEMAYOR SURVEY, A-296  
"CASA BLANCA GRANT"  
JIM WELLS COUNTY, TEXAS  
SCALE 1" = 600'**

I, Nathan J. Eby, Registered Professional Land Surveyor of Texas, do hereby state that this plat represents an actual survey made under my direction, to the best of my knowledge and ability, this the 3rd day of November, 2016.



FIRM REG. NO. 10193705  
600 Second Street  
P.O. Box 1284  
Woodsboro, TX 78393  
Phone 361-543-8161  
Fax 361-288-8438



*Nathan Eby*  
Registered Professional Land Surveyor  
Registration No. 6198

State of Texas  
County of Jim Wells

14.63 Acre Tract

Field notes of a 14.63 acre tract of land, more or less, being part of a called 15.00 acre tract (Exhibit "D", Tract I) conveyed to Charles Louis Niemann by Partition Deed recorded in Volume 620, Page 833 of the Deed Records of Jim Wells County, Texas;

Said 14.63 acre tract, which is comprised of a portion of the Juan Jose De La Garza Montemayor Survey, "Casa Blanca Grant", Abstract 296, is situated in Jim Wells County, approximately 1.5 miles east of the town of Orange Grove and is described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found at the intersection of the northwest line of said called 15.00 acre tract with the northeastern right-of-way line of F.M. Highway 624, for the west corner of this tract, same being also a point in the southeast line of a called 104.424 acre tract conveyed to Jane Kronke by Deed recorded in Volume 363, Page 402 of said Deed Records,

THENCE N 47° 06' 08" E along the northwest line of this tract, the northwest line of said called 15.00 acre tract and the southeast line of said called 104.424 acre tract, a distance of 1590.59 ft. to a 5/8" iron rod found at the north corner of said called 15.00 acre tract and the west corner of a called 25.00 acre tract (Exhibit "D", Tract II) conveyed to Charles Louis Niemann by the aforementioned Partition Deed (Vol. 620, Pg. 833, D.R.), for the north corner of this tract;

THENCE S 54° 15' 53" E along the northeast line of this tract, the northeast line of said called 15.00 acre tract and the southwest line of said called 25.00 acre tract, a distance of 408.74 ft. to a 5/8" iron rod set at the north corner of another called 15.00 acre tract (Exhibit "B", Tract I) conveyed to Lillie Mae Horky by the aforementioned Partition Deed (Vol. 620, Pg. 833, D.R.), for the east corner of this tract;

THENCE S 47° 06' 09" W along the southeast line of this tract, the southeast line of said called 15.00 acre tract and the northwest line of said other called 15.00 acre tract, a distance of 1590.89 ft. to a 5/8" iron rod found in the northeastern right-of-way line of said F.M. Highway 624, for the south corner of this tract;

THENCE N 54° 13' 24" W along the southwest line of this tract and the northeastern right-of-way line of said F.M. Highway 624, a distance of 408.67 ft. to the BEGINNING POINT, containing 14.63 acres, more or less.

Set 5/8" iron rods are marked with a cap stamped "RPLS 6198".

Bearings and distances in this description are based on the Texas State Plane Coordinate System, North American Datum of 1927, South Zone.

I, Nathan J. Eby, 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 November, 2016.

