



ALL BEARINGS ARE GRID BEARINGS
BASED ON THE TEXAS PLANE COORDINATE
SYSTEM FOR THE SOUTH CENTRAL ZONE.
1927 NORTH AMERICAN DATUM

2.05 AC

WARRANTY DEED

LYDIA NATHO
TO OTTO DERESE AND WIFE,
ADELAN N. DERESE
VOLUME 374, PAGE 500
NOVEMBER 16, 1978

STATE HIGHWAY 359

7.37 ACRES

FOUND
5/8" REBAR

FOUND
5/8" REBAR

N 44°42'32" E
92.69'

8.64 AC
PREVIOUSLY
SURVEYED

GENERAL WARRANTY DEED
WITH VENDOR'S LIEN
DAVID B. LONG AND
TALISHA A. LONG
TO NOE M. CHAPA
MARCH 16, 2011
VOLUME 1121,
PAGE 852

5.00 ACRES

FD 5/8"
REBAR W/CAP

SET 5/8"
REBAR W/CAP

COUNTY ROAD 358

4" PIPE
FC

SET 5/8"
REBAR W/CAP

VOLUME 1104, PAGE 214

AUGUST 3, 2010

73.03 ACRES

OUT OF KUSEL TO NATHO
CALL 100 AC, NOV. 1, 1943
VOLUME 78, PAGE 437

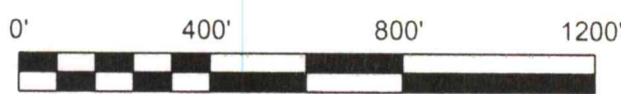
FOUND
CAPPED
REBAR

99.816 ACRES
WARRANTY DEED WITH VENDOR'S LIEN AND TRANSFER
BOBBY DEAN DUNCAN TO J. WAITE HIGGINS AND ILA VARIE HIGGINS
VOLUME 671, PAGE 235, DECEMBER 21, 1998

DATE: OCTOBER 23, 2012

I HEREBY CERTIFY THAT THIS PLAT
REPRESENTS AN ACTUAL SURVEY
PERFORMED BY ME ON THE GROUND.

WILLIAM DOUGLAS DOVE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4143



SCALE: 1" = 400 FT.



SURVEY OF 5.00 AC., 7.37 AC., AND 73.03 AC OUT OF THAT TRACT OF
LAND DESCRIBED AS CONTAINING 100 AC IN A WARRANTY DEED FROM
OTTO KUSEL AND WIFE, ALMA KUSEL TO LYDIA NATHO AND HUSBAND
HERMAN NATHO DATED NOV. 1, 1943, AND RECORDED IN VOL. 78,
PAGE 437 OF THE DEED RECORDS OF JIM WELLS COUNTY, TEXAS.

DRAWN	DATE	WILLIAM DOVE AND ASSOCIATES
	10/05/12	
APPROVED	DATE	111 KNOLL TRAIL SANDIA, TEXAS 78383
SCALE	SHEET	PROJECT NO.
1" = 400'	SF092-12	PHONE (361) 547-9665

EXHIBIT

7.37 Acres out of that certain Tract of land called to contain 100 Acres in a Warranty Deed from Otto Kusel and wife, Alma Kusel to Lydia Natho and husband, Herman Natho, dated November 1, 1943, and recorded in Volume 78, Page 437 of the Deed Records of Jim Wells County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 5/8" rebar found at the North corner of that certain 2.05 Acres described in a Warranty Deed from Lydia Natho to Otto Dereese and wife, Adelan N. Dereese dated November 16, 1978, and recorded in Volume 374, Page 500 of the Deed Records of Jim Wells County, Texas;

THENCE N 44Deg-36Min-17Sec E with the Southeast Right-of-Way of State Highway 359 a distance of 1126.89 feet to a 4" pipe fence corner in the Northeast line of the afore described 100 Acre Parent Tract at a point of intersection with the present Southeast Right-of-Way of State Highway 359;

THENCE S 58Deg-58Min-27Sec E a distance of 285.61 feet to a 5/8" rebar with cap set for East corner;

THENCE S 44Deg-42Min-32Sec W a distance of 1194.57 feet to a 5/8" rebar found for the East corner of the afore-described 2.05 Acres and the South corner of the here-in described 7.37 Acres;

THENCE N 45Deg-15Min-49Sec W with the Northeast line of said 2.05 Acres a distance of 275.42 feet to the POINT OF BEGINNING and containing 7.37 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: October 23, 2012



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

