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**SURVEY OF 137.99 ACRES, SITUATED IN THE MARCELLINO LOPEZ "LOS PRESNOS" GRANT, ABSTRACT NO. 281, JIM WELLS COUNTY, TEXAS, AND BEING THE SAME LAND DESCRIBED AS COMPRISING 204.76 ACRES OF LAND, IN DEED DATED JANUARY 6, 1925, FROM W.W. MCCAMPBELL, TRUSTEE, TO EDITH L. WORD, RECORDED IN VOLUME 26, PAGE 536, DEED RECORDS OF JIM WELLS COUNTY, TEXAS, AND ALSO IN DEED DATED DECEMBER 13, 1933, FROM W.H. KNIGHT AND WIFE ELIZABETH KNIGHT TO MRS. EDITH WORD, RECORDED IN VOLUME 50, PAGE 244, DEED RECORDS OF JIM WELLS COUNTY, TEXAS;
SAVE AND EXCEPT
FROM SAID 204.76 ACRES, THREE TRACTS OF LAND LYING NORTH OF FARM ROAD 736, CONTAINING 14.44 ACRES, 17.26 ACRES AND 24.6 ACRES, HERETOFORE CONVEYED BY EDITH L. WORD TO LUIS MORA, ET AL;
ALSO SAVE AND EXCEPT:
THAT CERTAIN 8.051 ACRES CONVEYED FOR RIGHT-OF-WAY IN F.M. 685 BY EDITH L. WORD TO THE STATE OF TEXAS**

I HEREBY CERTIFY THAT
THIS PLAT REPRESENTS AN
ACTUAL SURVEY PERFORMED
BY ME ON THE GROUND AND
THAT THERE ARE NO
VISIBLE AND APPARENT
EASEMENTS OR ENCROACHMENTS
ON THE SUBJECT PROPERTY
EXCEPT AS SHOWN.


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

EXHIBIT "A"

Being 137.99 acres of land, more or less, situated in the Marcelino Lopez "LOS PRESNOS" GRANT, Abstract 281, Jim Wells County, Texas, and being the same land described as comprising 204.76 acres of land in Deed dated January 6, 1925, from W.W. McCampbell, Trustee to Edith L. Word, recorded in Volume 26, Page 536 Deed Records of Jim Wells County, Texas, and also in Deed dated December 13, 1933 from W.H. Knight and wife Elizabeth Knight to Mrs. Edith Word, recorded in Volume 50, Page 244 Deed Records of Jim Wells County Texas, SAVE AND EXCEPT three Tracts of land lying North of Farm Road 736 (F.M. 665), containing 14.44 acres, 17.26 acres and 24.6 acres, heretofore conveyed by Edith L. Word to Luis Mora et al; FURTHER SAVE AND EXCEPT 8.051 acres conveyed for Right of Way in Farm Road 665 by Edith L. Word to the State of Texas dated February 23, 1948 and recorded in Volume 120, Page 134 of the Deed Records of Jim Wells County, Texas. FURTHER SAVE AND EXCEPT 1.60 acres lying within the Right of Way of County Road 382. Said 137.99 acres being described by metes and bounds as follows:

BEGINNING at a 5/8" rebar set with cap at a corner post found at the South east corner of that certain 51.1 acres described as the Fourth Tract in the afore-described 204.76 acres also being the Northeast corner of that certain 31.24 acres described in a Deed from C.W. Price and wife, Gloria Price to R.L. Owens as recorded in Volume 455, Page 411 of the Deed Records of Jim Wells County, Texas;

THENCE S 88° 45' 03" W with the South line of said 51.1 acres and the North line of said 31.24 acres a distance of 2303.38 feet to a 5/8" rebar set with cap in the East line of County Road 382;

THENCE N 0° 47' 18" W with said East Right of Way a distance of 2317.7 feet to a 5/8" rebar set with cap at its intersection with the South Right of Way of Farm Road 665;

THENCE S 85° 07' 58" E with said South Right of Way of Farm Road 665 a distance of 2941.77 feet to a concrete right of way marker found for a corner;

THENCE S 12° 47' 47" E generally with fence and with the East line of that certain 87.7 acres described as the First Tract in the afore-described 204.76 acres and with the West line of that certain 140.4 acres described as the first Tract in a Deed from Clark to Reyes Gonzalez, dated September 27, 1940 and recorded in Volume 70, Page 541 of the Deed Records of Jim Wells County, Texas, a distance of 1144.68 feet to a 5/8" rebar set at old corner post;

THENCE S 89° 35' 58" W generally with old fallen fence along the South line of said 87.7 acres a distance of 622.67 feet to a 5/8" rebar set with cap for corner;

THENCE S 14° 13' 08" W generally continuing with old fallen fence and with the East line of the afore described 51.1 acres a distance of 925.48 feet to the POINT OF BEGINNING and containing 137.99 acres, more or less.



See Pg 82

See Pg 84

