



ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, 1983 NORTH AMERICAN DATUM.

382.57 ACRES
GENERAL WARRANTY DEED
POLMERO RANCHES, LTD. TO WAGNER RESOURCES, LTD.
VOL. 71, PG. 487, OCTOBER 16, 2006

SET 5/8" REBAR WITH CAP
(DOVE 4143)
@ CORNER POST

N 83°55'39" E 1976.04'

SET 5/8" REBAR W/CAP
"DOVE 4143"
2' NW OF FC
FOUND "MILLS" CAPPED REBAR
LAYING ON GROUND 6.6' SOUTHWEST OF FENCE CORNER

FARM TRACT NO. 7
MCCOWEN RANCH
CABINET 1, SLIDE 47
LIVE OAK COUNTY, TEXAS

276.77 ACRES
WARRANTY DEED
LARRY A. GOMILLION TO KIM KAI DAILEY, ET AL
VOL. 337, PG. 45, MAY 24, 2016

127.81 ACRES (SURVEYED)

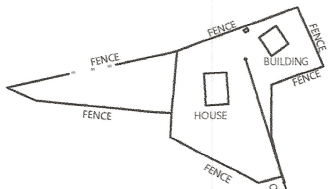
**WARRANTY DEED WITH VENDOR'S LIEN
LANA K. GEDDES AND DAVID G. GEDDES
TO ANTHONY CLARK AND PATRICIA
CABALLERO-CLARK
VOLUME 79, PAGE 204
JANUARY 27, 2007**

J. POITEVENT SURVEY NO. 49
A-382
382.57 ACRES
GENERAL WARRANTY DEED
POLMERO RANCHES, LTD. TO WAGNER RESOURCES, LTD.
VOL. 71, PG. 487, OCTOBER 16, 2006

N 06°53'19" W 2810.96'

S 07°06'24" E 2796.12'

L. J. SPARKS SURVEY
A-781



T. B. SPARKS SURVEY NO. 14
A-906

FOUND "MILLS" CAPPED REBAR @ FENCE CORNER
R2824.79'
L295.05'

SET 5/8" REBAR W/CAP
"DOVE 4143"
1.7' SOUTHWEST OF FENCE CORNER

S 83°55'19" W 1691.85'

C LEN294.91'
BRGS 81°02'36" W

FM 99 (80 FT. R.O.W.)

ADDRESS: 235 F.M. HIGHWAY 99
WHITSETT, TEXAS

DATE: JUNE 22, 2017

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 127.81 ACRES, BEING THAT CERTAIN TRACT DESCRIBED AS 127.80 ACRES IN A WARRANTY DEED WITH VENDOR'S LIEN FROM LANA K. GEDDES AND DAVID G. GEDDES TO ANTHONY CLARK AND PATRICIA CABALLERO-CLARK, DATED JANUARY 29, 2007, AND RECORDED IN VOL. 79, PG. 204, OFFICIAL RECORDS LIVE OAK CO. TX.

DRAWN	DATE	WILLIAM DOVE AND ASSOCIATES
APPROVED	DATE	111 KNOLL TRAIL SANDIA, TEXAS 78383
SCALE	SHEET	PROJECT NO.
1" = 400'	SF065-17	PHONE (361) 547-9665

EXHIBIT

127.81 Acres, being that certain tract described as containing 127.80 Acres in a Warranty Deed with Vendor's Lien from Lana K. Geddes and David G. Geddes to Anthony Clark and Patricia Caballero-Clark, dated January 29, 2007, and recorded in Volume 79, Page 204 of the Official Records of Live Oak County, Texas, and being out of Farm Tract No. 7 of the M. McCowen Ranch now recorded as Cabinet 1, Slide 47 of the Plat Records of Live Oak County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 5/8" capped rebar marked, "Mills", found at the Southeast corner of the here-in described 127.81 Acres and lying at the point of intersection of the East line of the above described Farm Tract No. 7 with the North Right-of-Way of F. M. Highway No. 99;

THENCE along a curve to the right with said North Right-of-Way with a Radius of 2824.79 feet, a Chord Bearing of S 81Deg-02Min-36Sec W, a Chord Distance of 294.91 feet for an Arc Length of 295.05 feet to a Capped Rebar marked "Mills" found for point of tangency;

THENCE S 83Deg-55Min-19Sec W continuing with said North Right-of-Way a distance of 1691.85 feet to a 5/8" rebar with cap marked, "Dove 4143" set for Southwest corner at the Southeast corner of that certain 382.57 Acres described in a General Warranty Deed from Polmero Ranches, Ltd. to Wagner Resources, Ltd., dated October 16, 2006, and recorded in Volume 71, Page 487 of the Official Records of Live Oak County, Texas;

THENCE N 6Deg-53Min-19Sec W with an East line of said 382.57 Acres a distance of 2810.96 feet to a 5/8" rebar with cap marked, "Dove 4143", set for Northwest corner of the here-in described 127.81 Acres;

THENCE N 83Deg-55Min-39Sec E with a North Line of the here-in described 127.81 Acres and a South line of the afore described 382.57 Acres a distance of 1976.04 feet to a 5/8" rebar with cap marked, "Dove 4143" set for Northeast corner;

THENCE S 7Deg-06Min-24Sec E with the East line of the here-in described 127.81 Acres a distance of 2796.12 feet to the POINT OF BEGINNING and containing 127.81 Acres.

All Bearings are Grid Bearings based on the Texas Plane Coordinate System for the South Central Zone, 1983 North American Datum.

Date: June 23, 2017



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

