

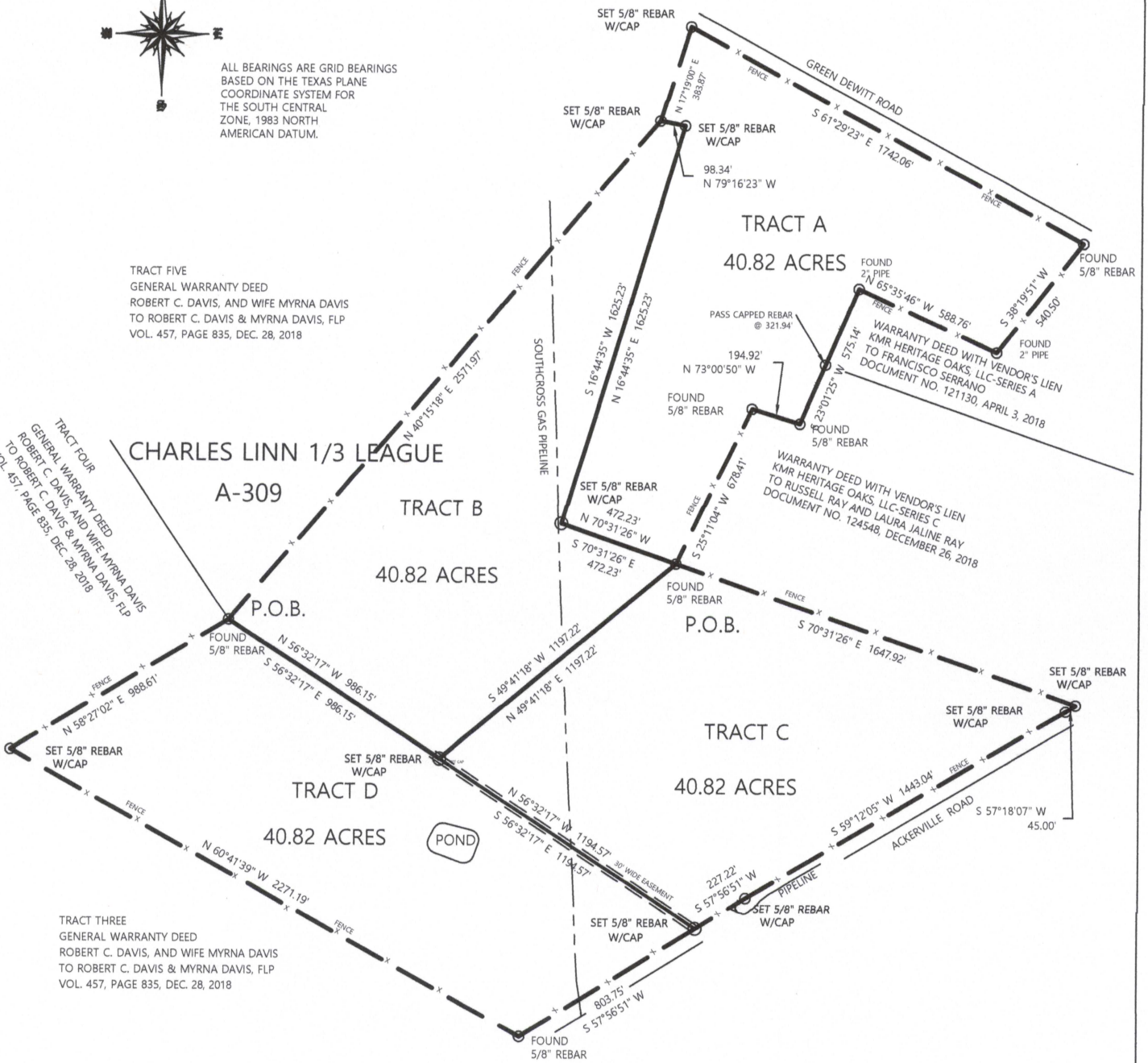


ALL BEARINGS ARE GRID BEARINGS  
BASED ON THE TEXAS PLANE  
COORDINATE SYSTEM FOR  
THE SOUTH CENTRAL  
ZONE, 1983 NORTH  
AMERICAN DATUM.

TRACT FIVE  
GENERAL WARRANTY DEED  
ROBERT C. DAVIS, AND WIFE MYRNA DAVIS  
TO ROBERT C. DAVIS & MYRNA DAVIS, FLP  
VOL. 457, PAGE 835, DEC. 28, 2018

TRACT FOUR  
GENERAL WARRANTY DEED  
ROBERT C. DAVIS, AND WIFE MYRNA DAVIS  
TO ROBERT C. DAVIS & MYRNA DAVIS, FLP  
VOL. 457, PAGE 835, DEC. 28, 2018

TRACT THREE  
GENERAL WARRANTY DEED  
ROBERT C. DAVIS, AND WIFE MYRNA DAVIS  
TO ROBERT C. DAVIS & MYRNA DAVIS, FLP  
VOL. 457, PAGE 835, DEC. 28, 2018



DATE: JULY 28, 2021  
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  
FIRM NO. 10078300

SURVEY OF FOUR (4) 40.82 ACRES  
TRACT OUT OF THE CHARLES LINN  
1/3 LEAGUE, A-309, IN DEWITT  
COUNTY, TEXAS



SCALE: 1" = 600 FT.



WILLIAM DOVE & ASSOCIATES, LLC  
111 KNOLL TRAIL  
SANDIA, TEXAS 78383  
FIRM NO. 10078300  
PHONE (361) 547-9665

Scale: 1"=600'	Date: 07/28/21	LT:
Drawn: WDD	Checked: WDD	Job: SF063-21

EXHIBIT

Tract A

40.82 Acres out of the Charles Linn 1/3 League, A-309 in DeWitt County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 5/8" rebar found at the Western most corner of that certain Tract of land described in a Warranty Deed with Vendor's Lien from KMR Heritage Oaks, LLC-Series C to Russell Ray and Laura Jaline Ray, dated December 26, 2018, and recorded as Document No. 124548 in the County Clerk's Office of DeWitt County;

THENCE N 70Deg-31Min-26Sec W a distance of 472.23 feet to a 5/8" rebar with cap set for West corner and an interior corner of Tract B surveyed this same day;

THENCE N 16Deg-44Min-35Sec E with an East line of said Tract B a distance of 1625.23 feet to a 5/8" rebar with cap set for an interior corner and the more Northerly Northeast corner of said Tract B;

THENCE N 79Deg-16Min-23Sec W a distance of 98.34 feet to a 5/8" rebar with cap set at the Northwest corner of said Tract B;

THENCE N 17Deg-19Min-00Sec E a distance of 383.87 feet to a 5/8" rebar with cap set for Northwest corner of the here-in described Tract A in the South Right-of-Way of Green DeWitt Road;

THENCE S 61Deg-29Min-23Sec E with said South Right-of-Way a distance of 1742.06 feet to a 5/8" rebar found for East corner;

THENCE S 38Deg-19Min-51Sec W a distance of 540.50 feet to a 2" pipe found for an interior corner of that certain Tract of land described in a Warranty Deed with Vendor's Lien from KMR Heritage Oaks LLC-Series A to Francisco Serrano dated April 3, 2018, and recorded as Document No. 121130 in the County Clerk's Office of DeWitt County, Texas;

THENCE N 65Deg-35Min-46Sec W with the North line of said Serrano Tract a distance of 588.76 feet to a 2" pipe found at its more Westerly Northwest corner;

THENCE S 23Deg-01Min-25Sec W with the West line of said Serrano Tract, at 321.94 feet passing a capped rebar found for its Southwest corner, in all a distance of 575.14 feet to a 5/8" rebar found for an interior corner of the afore described Ray Tract;

THENCE N 73Deg-00Min-50Sec W with the more Westerly North line of said Ray Tract a distance of 194.92 feet to a 5/8" rebar found for its more Westerly Northwest corner;

THENCE S 25Deg-11Min-04Sec W with the more Westerly West line of said Ray Tract a distance of 678.41 feet to the POINT OF BEGINNING and containing 40.82 Acres.

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

July 29, 2021

SF063-21



William Douglas Dove  
Registered Professional Land Surveyor  
Texas Registration No. 4143  
Firm No. 10078300

