

70.40 ACRES

STATE OF TEXAS
COUNTY OF DEWITT

This is a description of 70.40 acres of land located in the J. L. Dallas 1/3 League, Abstract No. 149 in DeWitt County, Texas. This 70.40 acres is a part of that 138.6 acre tract of land conveyed from Earl Hutton, et al, to Pablo Mata by deed dated July 19, 1912, recorded in Volume 71, Page 140 of the DeWitt County Deed Records. This 70.40 acres is that same property described as 70.38 acres conveyed from Felipa Rodriguez, et al, to Ernest J. Mata and wife, Evelyn A. Mata, by deed dated January 25, 1977, recorded in Volume 240, Page 296 of the said deed records. This 70.40 acre tract of land is more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found near a fence corner post marking the southeast corner of the said 138.6 acre tract and the southeast corner of the said 70.38 acre tract, the same being the northwest corner of that 70 acre tract described in deed to W. L. Lowrance recorded in Volume 43, Page 548 of the said deed records (currently owned by Stanley and Thomas Kelley according to Affidavit of Heirship recorded in Volume 367, Page 356 of the said deed records);

THENCE along the east line of the said 138.6 acre tract, the same being the west line of the Marilyn B. Hammon 330.597 acre tract described in Volume 80, Page 647 (Official Public Records), North 04 deg. 09 min. 52 sec. East, at 1222.50 feet pass a 5/8" iron rod found at a brace post marking the northwest corner of said Hammon tract, the same being the southwest corner of the Les & Jan Broomall Living Trust 330.347 acre Tract Two described in Volume 80, Page 653 (Official Public Records), for a total distance of 3533.67 feet to a 1/2" iron rod found near a fence corner post located in the southerly right-of-way line of the old San Antonio & Aransas Pass Railroad (100 feet wide) described in deed recorded in Volume 27, Page 520 (Deed Records). This iron rod is marking the northeast corner of the said 138.6 acre tract, the northeast corner of the said 70.38 acre tract and the northwest corner of the said Broomall 330.347 acre tract;

THENCE along the southerly line of the said railroad right-of-way, the same being the northerly line of the said 138.6 acre tract, South 71 deg. 29 min. 38 sec. West 990.92 feet to a 5/8" iron rod found near a fence corner post marking the northwest corner of the said 70.38 acre tract and the northeast corner of the E. L. Moore 35.19 acre tract described in Volume 312, Page 547 (Deed Records). This iron rod is also marking the northeast corner of that 25 foot wide Perpetual Easement & Right-of-Way described in the aforesaid deed to Ernest Mata (240/296);

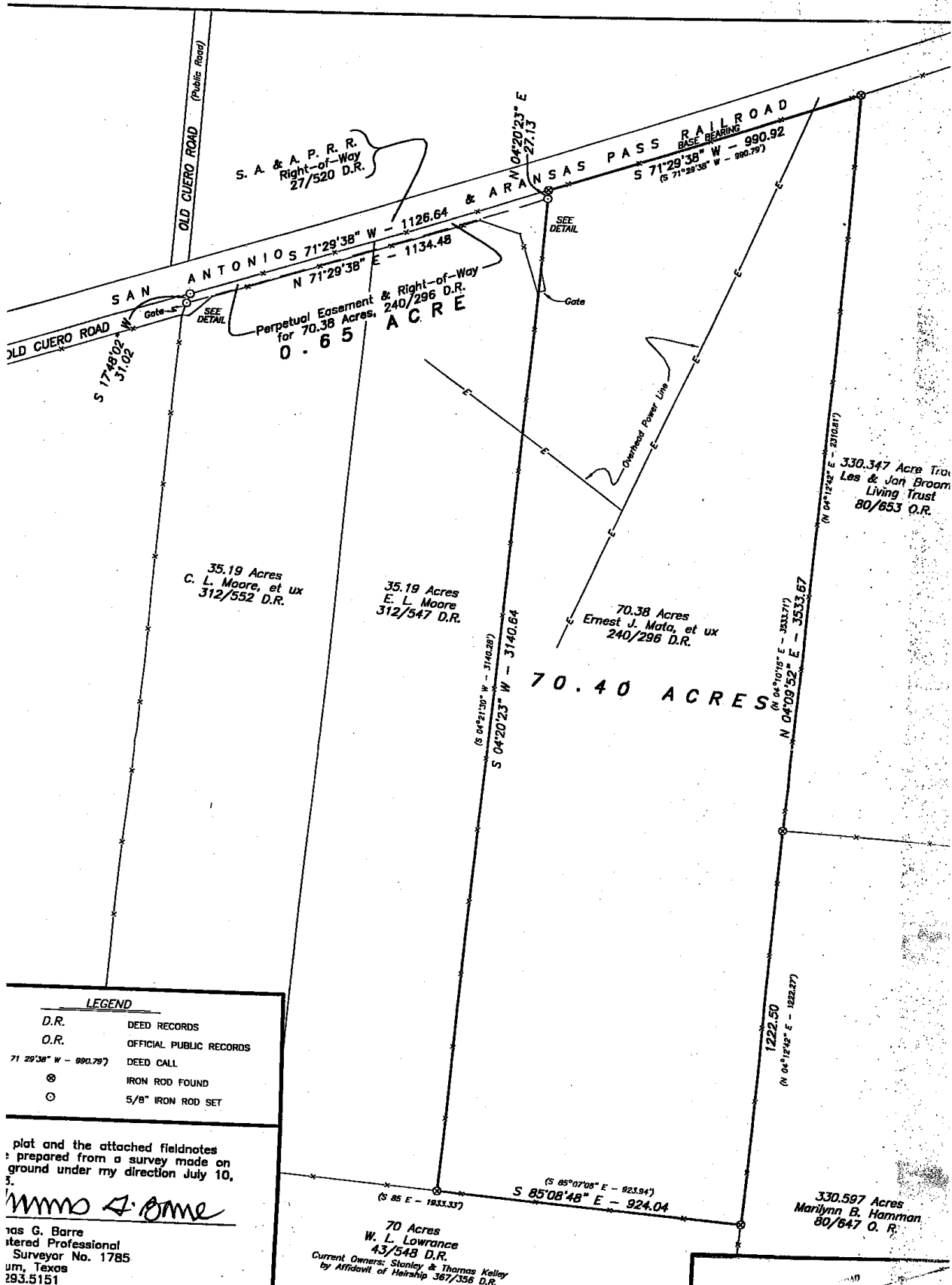
THENCE crossing the said 138.6 acre tract along the line common to the said 70.38 acre tract and the E. L. Moore 35.19 acre tract, South 04 deg. 20 min. 23 sec. West, at 27.13 feet pass a 5/8" iron rod set for the southeast corner of the said Perpetual Easement & Right-of-Way, for a total distance of 3140.64 feet to a 1/2" iron rod found near a fence brace post marking the southwest corner of the said 70.38 acre tract and the southeast corner of the said 35.19 acre tract. This iron rod is located in the south line of the said 138.6 acre tract and the north line of the aforesaid Kelley 70 acre tract;

THENCE along said common line, South 85 deg. 08 min. 48 sec. East 924.04 feet to the **PLACE OF BEGINNING** containing within these metes and bounds 70.40 acres of land.

The foregoing fieldnotes and the attached plat were prepared from a survey made on the ground under my direction July 10, 2003.



Thomas G. Barre
Registered Professional Land Surveyor No. 1785
Yoakum, Texas
361.293.5151



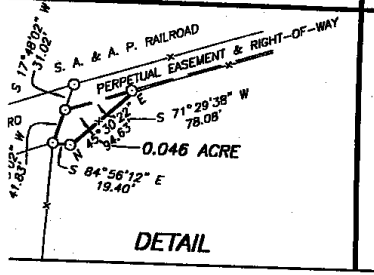
LEGEND

D.R.	DEED RECORDS
O.R.	OFFICIAL PUBLIC RECORDS
71°29'38" W - 990.79'	DEED CALL
⊗	IRON ROD FOUND
○	5/8" IRON ROD SET

plot and the attached fieldnotes prepared from a survey made on ground under my direction July 10, 1977.

Wm G. Barre

105 G. Barre
 Registered Professional
 Surveyor No. 1785
 Austin, Texas
 293.5151



70.40 ACRES AND PERPETUAL EASEMENT & RIGHT-OF-WAY
J. L. DALLAS 1/3 LEAGUE, A-149
DEWITT COUNTY, TEXAS

THIS IS THE SAME PROPERTY DESCRIBED IN DEED DATED JANUARY 25, 1977 FROM FELIPA RODRIGUEZ, ET AL., TO ERNEST J. MATA AND WIFE, EVELYN A. MATA, RECORDED IN VOLUME 240, PAGE 296 OF THE DEWITT COUNTY DEED RECORDS.

SCALE: 1 INCH = 300 FEET JOB: 026-016

