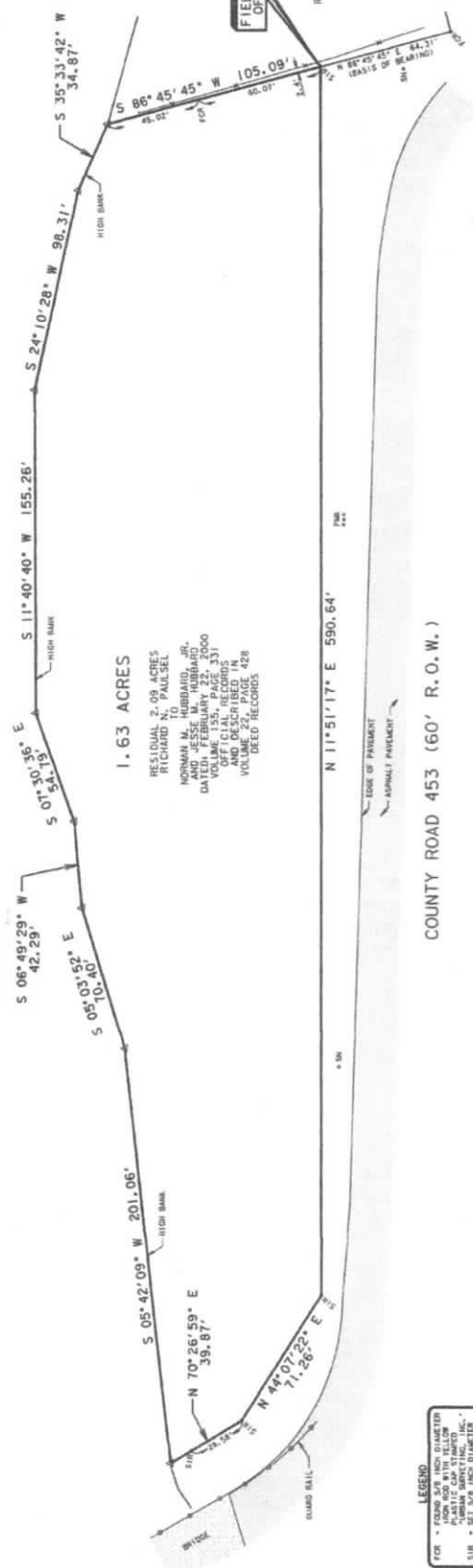




LOCATION MAP

WEST CARANCHUA CREEK



1.63 ACRES
 RESIDUAL 2.09 ACRES
 TO
 RICHARD N. PAULSEL
 NORMAN M. HUBBARD, JR.
 AND JESSE M. HUBBARD, JR.
 DATED, FEBRUARY 22, 2000
 VOLUME 330, PAGE 331
 OFFICIAL RECORDS
 AND DESCRIBED IN
 VOLUME 428
 DEED RECORDS

24.80 ACRES
 TO
 ROBERT EARL LERLANC, ET UX
 JAN VELDON K. ET UX
 VOLUME 300, PAGE 400
 OFFICIAL RECORDS

FIELDNOTE POINT
 OF BEGINNING

LEGEND
 FOR • FOUND 5/8" INCH DIAMETER
 PLASTIC CAP STAKES
 S.I.R. • SET 5/8" INCH DIAMETER
 PLASTIC CAP STAKES
 P.M. • SET 1/2" INCH DIAMETER
 S.I.R. • SET 1/2" INCH DIAMETER
 S.I.R. • SET 1/2" INCH DIAMETER
 S.I.R. • SET 1/2" INCH DIAMETER
 S.I.R. • SET 1/2" INCH DIAMETER

- NOTE:
 THE REFERENCED IS SUBJECT TO:
 1. BY LAW ARTICLES OF "ART BOND" OF "ART BOND".
 2. RESTRICTIONS RECORDED IN VOLUME 3, PAGE 324, TEXAS.
 3. A LEGAL DESCRIPTION OF FEDERAL LANDS.
 4. THE WEST BOUNDARY OF THE SUBJECT TRACT IS SET FIDELITY AND CAN BE CHALLENGED ACCORDING TO THE PROVISIONS OF THE SURVEYING ACT OF 1909 AND THE SURVEYING ACT OF 1917 AND ANY CHANGES IN THE BOUNDARY OF THE SUBJECT TRACT WILL BE THE RESULT OF CHANGES IN THE BOUNDARY.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE ON THE GROUND OR QUADRETTED THAT THE ONLY ENCROACHMENTS, OVERLAPS, PROTRUSIONS, CONFLICTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN.

ACCORDING TO THE FLOOD INSURANCE RATE MAP IF ANY FOR JACKSON COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48075 04D II, MAP REVISED JUNE 19, 2000, THE SUBJECT TRACT IS NOT IN A SPECIAL FLOOD HAZARD AREA. THIS CASE IS A SPECIAL FLOOD HAZARD AREA.



SIGNED:
 SURVEYOR
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS NO. 5273

Civil Corp
 ENGINEERS SURVEYORS
 1501 E. MCKINDBIND, SUITE 406, VICTORIA, TEXAS 77904
 TEL: (361) 570-1500 FAX: (361) 570-1501

LAND TITLE SURVEY

BEING 1.63 ACRE TRACT OF LAND SITUATED IN THE JOHN DENTON SURVEY, ABSTRACT NO. 17, JACKSON COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48075 04D II, MAP REVISED JUNE 19, 2000, AND DESCRIBED IN VOLUME 330, PAGE 331, OFFICIAL RECORDS, AND BEING FURTHER DESCRIBED IN VOLUME 32, PAGE 428 OF THE DEED RECORDS OF JACKSON COUNTY, TEXAS.

DRAWN BY: JLP	REVISIONS
JOB NO.: 1010356	
F.L.D. BK. NO.: N/A	
DATE: 01/11/11	
SCALE: 1" = 40'	
SHEET 1 OF 1	

EXHIBIT "A"

THE STATE OF TEXAS}
COUNTY OF JACKSON}

Being a 1.63 acre tract of land situated in the John Denton Survey, Abstract No. 17, Jackson County, Texas, said 1.63 acre tract being the residual portion of a 2.09 acre tract of land conveyed from Richard N. Paulsel to Norman M. Hubbard, Jr. and Jesse M. Hubbard by deed dated February 22, 2000 as recorded in Volume 155, Page 331 of the Official Records of Jackson County, Texas, and being further described in Volume 22, Page 428 of the Deed Records of Jackson County, Texas, said 1.63 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the southwest corner of the herein described tract, said iron rod being in the North line of a 24.89 acre tract of land conveyed from Robert Earl LeBlanc, et ux to Jan Veldwijk, et ux as recorded in Volume 380, Page 400 of the Official Records of said county, and in the East right-of-way line of County Road 453 (60' R.O.W.), said iron rod also being North 86°45'45" East (basis of bearing), a distance of 64.31 feet from a 5/8 inch diameter iron rod with yellow plastic cap stamped "URBAN SURVEYING, INC." found for an exterior corner of the 24.89 acre Veldwijk tract;

THENCE, North 11°51'17" East, with the East right-of-way line of County Road 453, a distance of 590.64 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an exterior corner of the herein described tract;

THENCE, North 44°07'22" East, with the East right-of-way line of County Road 453, a distance of 71.26 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for an exterior corner of the herein described tract;

THENCE, North 70°26'59" East, with the East right-of-way line of County Road 453, passing at a distance of 28.58 feet a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set on line for reference, and continuing for an overall distance of 39.87 feet to a point for an exterior corner of the herein described tract, said point also being on the high bank of the West Carancahua Creek;

THENCE, in a Southerly direction with the high bank of the West Carancahua Creek as follows:

South 05°42'09" West, a distance of 201.06 feet,
 South 05°03'52" East, a distance of 70.40 feet,
 South 06°49'29" West, a distance of 42.29 feet,
 South 07°30'36" East, a distance of 54.79 feet,
 South 11°40'40" West, a distance of 155.26 feet,
 South 24°10'28" West, a distance of 98.31 feet,
 South 35°33'42" West, a distance of 34.87 feet,

THENCE, South 86°45'45" West, with the common line of the 24.89 acre Veldwijk tract, passing at a distance of 45.02 feet a 5/8 inch diameter iron rod with yellow plastic cap stamped "URBAN SURVEYING, INC." found on line for reference, and continuing for an overall distance of 105.09 feet to the **POINT OF BEGINNING**, CONTAINING within these metes and bounds 1.63 acres of land, more or less.

The West boundary line of West Carancahua Creek and the East line of the subject tract is defined by the gradient boundary which is subject to change and can be determined accurately only by a survey on the ground made by a Licensed State Land Surveyor (LSLS). The boundary depicted on this drawing is shown along the top bank of West Carancahua Creek and the owner of the property described in this survey may gain or lose portions of the tract because of changes in the boundary.

A survey plat of even date herewith accompanies this legal description.

The foregoing Fieldnote Description is based on an actual survey made under my supervision in January 2011 and is true and correct to the best of my knowledge and belief.


 Bennie L. Galvan
 Registered Professional Land Surveyor
 Texas No. 5229

