

CANUTILLO COLONY DITCH COMPANY
A - 464

JAMES P. LUBY, JR.
284.78 ACRES
DOCUMENT NO. 2011013722
O.P.R., N.C., TX.

PARCEL 1 - BLOCK 1
MARY J. LUBY SUBDIVISION
EAST PART - PETRONILLA RANCH LANDS
VOL. "S", PG. 381
DISTRICT COURT MINUTES, N.C., TX.



JASON M. LUBY, JR.
34.56 ACRES
DOCUMENT NO. 2011013722
O.P.R., N.C., TX.

CATHERINE LUBY DAVIS
34.00 ACRES
DOCUMENT NO. 2011013722
O.P.R., N.C., TX.

647.30 ACRES
EXHIBIT A - TRACT 2
DOCUMENT NO. 930966
O.R., N.C., TX.

POB
SET
R.R.
SPIKE
FND
3/4" I.P.
@ 1704.38

○ - indicates set 5/8" iron rod with surveyor's cap stamped "RPLS 1907" unless otherwise noted.
Bearings are GPS survey, NAD 1927, Texas South Zone.
The FEMA Flood Maps show that the property described herein is located in Flood Zone C, an area of minimal flooding. Community Panel No. 485494 0625C. Map Revised: March 18, 1985.
There may be existing pipelines not shown on this map. Use the Texas One Call System to locate existing pipelines before performing any excavation on this property.

PLAT SHOWING SURVEY OF A
34.00 ACRE TRACT
OUT OF
PARCEL 1 - BLOCK 1
MARY J. LUBY SUBDIVISION
EAST PART - PETRONILLA RANCH LANDS
MAP RECORDED VOLUME "S", PAGE 381, MINUTES OF THE DISTRICT COURT
NUECES COUNTY, TEXAS
SCALE 1" = 300 FEET

I, Julius L. Petrus, Jr., Registered Professional Land Surveyor of Texas, do hereby state that the above plat represents an actual survey made on the ground, under my supervision, this the 13th day of June, 2013.

King & Petrus, Inc.
P. O. Box 606
Sinton, Texas 78387
Phone 361-364-2622
Fax 361-364-2641
C:\AOT\22311



J. L. Petrus, Jr.

Registered Professional Land Surveyor
Texas Registration No. 1907



STATE OF TEXAS
COUNTY OF NUECES

34.00 ACRES

Field notes of a 34.00 acre tract of land, being all of a 34.00 acre tract of land conveyed to Catherine Luby Davis by Decree Directing Partition of Real Property recorded in Document No. 2011013722 of the Official Public Records of Nueces County, Texas;

Said 34.00 acres is part of Parcel 1 of Block 1 of the Mary J. Luby Subdivision of the East Part of the Petronilla Ranch Lands as shown on map recorded in Volume "S", Page 381 of the Minutes of the District Court of Nueces County, Texas;

Said 34.00 acre tract is comprised of a portion of the Canutillo Colony Ditch Company Survey, Abstract 464, is situated in Nueces County, Texas, approximately 4 miles southeast of the town of Petronilla, and is described by metes and bounds as follows:

Beginning at a railroad spike set in the centerline of County Road 67 and the north line of a 647.30 acre tract of land described in Exhibit A - Tract 2 recorded in Document No. 930966 of the Official Records of Nueces County, Texas; at the southeast corner of a 34.56 acre tract of land conveyed to Jason M. Luby, Jr., by Decree Directing Partition of Real Property recorded in Document No. 2011013722 of the Official Public Records of Nueces County, Texas; for the southwest corner of said 34.00 acre tract and the southwest corner of this tract;

Thence N 01° 48' 44" E along the centerline of said County Road 67, the east line of said 34.56 acre tract, the west line of said 34.00 acre tract, and the west line of this tract, a distance of 862.41 feet to a railroad spike set at a corner of a 284.78 acre tract of land conveyed to James P. Luby, Jr., by Decree Directing Partition of Real Property recorded in Document No. 2011013722 of the Official Public Records of Nueces County, Texas; for the northwest corner of said 34.00 acre tract and the northwest corner of this tract;

Thence N 89° 39' 32" E along the north line of said 34.00 acre tract and the north line of this tract, at 30.02 feet pass a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the east right-of-way line of said County Road 67 for a line marker, in all a distance of 1702.60 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set at an interior corner of said 284.78 acre tract, for the northeast corner of said 34.00 acre tract and the northeast corner of this tract;

Thence S 00° 18' 28" E along the east line of said 34.00 acre tract and the east line of this tract, a distance of 861.80 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the north line of said 647.30 acre tract, at a corner of said 284.78 acre tract, for the southeast corner of said 34.00 acre tract and the southeast corner of this tract;

Thence S 89° 39' 32" W along the north line of said 647.30 acre tract, the south line of said 34.00 acre tract, and the south line of this tract, at 1704.38 feet pass a 3/4" iron pipe found near the east right-of-way line of said County Road 67 for a line marker, in all a distance of 1734.50 feet to the point of beginning, containing 34.00 acres of land, more or less, subject to all easements of record.

Bearings are GPS, Texas State Plane Coordinate System of NAD 1927, South Zone.

I, Julius L. Petrus, Jr., Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground this the 13th day of June, 2013.



A handwritten signature in blue ink, appearing to read "J. L. Petrus, Jr.", written over the seal.

Registered Professional Land Surveyor
Texas Registration No. 1907

AOT: 22311

A plat was prepared in conjunction with this description.