

PROPERTY DESCRIPTION:
SURVEY OF A 7.48 ACRES TRACT OF LAND, BEING THAT CERTAIN 3.00 ACRES DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM VELMA LEE DAUBERT TO JOE R. AND DEBORAH STEWART, DATED JULY 27, 1987, AND RECORDED IN VOLUME 414, PAGE 478, OF THE DEED RECORDS OF LIVE OAK COUNTY, TEXAS, AND THAT CERTAIN 2.00 ACRES DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM HAZEL PEARL BAGGS TO MICHAEL W. AND CORINA F. STEWART, DATED AUGUST 3, 2012, AND RECORDED AS DOCUMENT NO. 201313, OF THE OFFICIAL RECORDS OF LIVE OAK COUNTY, TEXAS, AND THAT CERTAIN 2.00 ACRES DESCRIBED IN A WARRANTY DEED FROM HAZEL PEARL BAGGS TO JOE R. AND DEBORAH STEWART, DATED AUGUST 3, 2012, AND RECORDED AS DOCUMENT NO. 201312, OF THE OFFICIAL RECORDS OF LIVE OAK COUNTY, TEXAS, AND A PART OF THAT CERTAIN 11.354 ACRES DESCRIBED IN DOCUMENT NO. 201313 AND ALL OF THAT CERTAIN TRACT CONVEYED TO DEBORAH PEARL BAGGS STEWART BY DEED RECORDED IN VOLUME 146, PAGE 158, OFFICIAL RECORDS OF LIVE OAK COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 0.09 ACRE DESIGNATED AS TRACT TWO IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN FROM MICHAEL WAYNE STEWART AND CORINA BUNTON STEWART TO PABLO ARELLANO-MORENO AND IRMA ARELLANO, DATED FEBRUARY 22, 2019, AND RECORDED AS DOCUMENT NO. 227169

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

GENERAL WARRANTY DEED WITH VENDOR'S LIEN
MICHAEL W. AND CORINA F. STEWART
TO PABLO AND IRMA ARELLANO-MORENO
DATED: FEBRUARY 22, 2019
RECORDED IN: DOC. NO. 227169

0.09 AC TRACT TWO
OUT OF DOC#227169

PT. 11.354 AC
DOC#201313

N 45°58'23" W
42.31'

WARRANTY DEED WITH VENDOR'S LIEN
TRINIDAD C. CASTRO, SR., ET AL.
TO MANUEL JR. AND NANCY ORTIZ
DATED: MAY 20, 2016
RECORDED IN: DOC. NO. 218842

TOTAL ACREAGE:
7.48 ACRES

WARRANTY DEED
HAZEL PEARL BAGGS
TO DEBORAH PEARL BAGGS STEWART
DATED: NOVEMBER 18, 2009
RECORDED IN: VOL. 146, PG. 158

E. J. MCGLOIN SURVEY

A-24

WARRANTY DEED
HAZEL PEARL BAGGS
TO JOE R. AND DEBORAH STEWART
DATED: AUGUST 3, 2012
RECORDED IN: DOC. NO. 201312

WARRANTY DEED
ALBERT BROWNING
TO CHARLES F. DOTSON, ET AL.
DATED: JANUARY 8, 1987
RECORDED IN: VOL. 443, PG. 63

WARRANTY DEED
ALBERT BROWNING
TO CHARLES F. DOTSON, ET AL.
DATED: JANUARY 8, 1987
RECORDED IN: VOL. 443, PG. 63

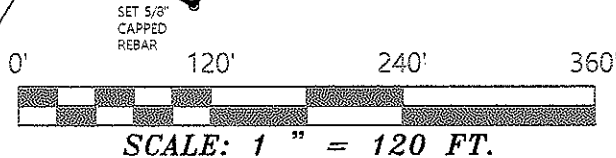
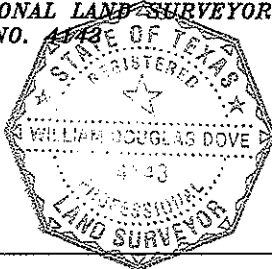
WARRANTY DEED
JESUS GONZALEZ
TO SHERMAN M. AND ELISABETH R. BRYANT
DATED: FEBRUARY 11, 2022
RECORDED IN: DOC. NO. 236991

PREPARED FOR:
DEBORAH STEWART
ADDRESS OF PROPERTY:
200 BAGGS TRAIL
MATHIS, TEXAS 78368

DATE: MARCH 3, 2023

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. 41423
FIRM NO. 10078300



DRAWN B.L.D.	DATE 03/03/23	WILLIAM DOVE & ASS, LLC 111 KNOLL TRAIL SANDIA, TEXAS 78383 361-547-9665
APPROVED W.D.D.	DATE 03/03/23	
SCALE 1" = 120'	SHEET 1 OF 1	PROJECT NO. SF088-22

EXHIBIT

7.48 Acres of land out of the E. J. McGloin Survey, Abstract No. 24, in Live Oak County, Texas, being all of that certain 3.00 Acres described in a Warranty Deed with Vendor's Lien from Velma Lee Daubert to Joe R. and Deborah Stewart, dated July 27, 1987, and recorded in Volume 414, Page 478, of the Deed Records of Live Oak County, Texas, and that certain 2.00 Acres described in a Warranty Deed with Vendor's Lien from Hazel Pearl Baggs to Michael W. and Corina F. Stewart, dated August 3, 2012, and recorded as Document No. 201313, of the Official Records of Live Oak County, Texas, and that certain 2.00 Acres described in a Warranty Deed from Hazel Pearl Baggs to Joe R. and Deborah Stewart, dated August 3, 2012, and recorded as Document No. 201312 of the Official Records of Live Oak County, Texas, and a Part of that certain 11.354 Acres described in Document No. 201313, and all of that certain tract of land described in a Warranty Deed from Hazel Pearl Baggs to Deborah Pearl Baggs Stewart, dated November 18, 2009, and recorded in Volume 146, Page 158, of the Official Records of Live Oak County, Texas, SAVE AND EXCEPT 0.09 Acres described as Tract Two in a General Warranty Deed with Vendor's Lien from Michael Wayne Stewart and Corina Bunton Stewart to Pablo Arellano-Moreno and Irma Arellano, dated February 22, 2019, and recorded as Document No. 227169, the here-in described 7.48 Acres being described by metes and bounds as follows:

BEGINNING at a 5/8" rebar found in the Northeast Right-of-Way of Baggs Trail, for the East corner of said 2.00 Acres(Document No. 201313), and the more Southerly East corner of the herein described 7.48 Acres of land;

THENCE S 31Deg-30Min-49Sec W with the Southeast line of said 2.00 Acres (Document No. 201313), a distance of 240.91 feet to a 5/8" rebar with cap set in the Southwest line of said 2.00 Acres(Document No. 201313), for the South corner of said 2.00 Acres(Document No. 201313), and the South corner of the herein described 7.48 Acres of land;

THENCE N 58Deg-31Min-19Sec W with the Southwest line of said 2.00 Acres(Document No. 201313), a distance of 574.56 feet to a 5/8" rebar with cap set in the Northwest line of said 2.00 Acres(Document No. 201312), for the West corner of said 2.00 Acres(Document No. 201312), and the more Southerly West corner of the herein described 7.48 Acres of land;

THENCE N 31Deg-30Min-57Sec E with the Northwest line of said 2.00 Acres(Document No. 201312), a distance of 368.92 feet to a 5/8" rebar found in the North Right-of-Way of Baggs Trail, for the North corner of said 2.00 Acres(Document No. 201312), and an internal corner of the herein described 7.48 Acres of land;

THENCE N 45Deg-58Min-23Sec W with the Northeast Right-of-Way of Baggs Trail, a distance of 42.31 feet to a 5/8" rebar found in the Northeast Right-of-Way of Baggs Trail, for the more Northerly West corner of the herein described 7.48 Acres of land;

THENCE N 42Deg-59Min-17Sec E, a distance of 145.46 feet to a 5/8" rebar found for a corner of the herein described 7.48 Acres of land;

THENCE S 47Deg-09Min-19Sec E, a distance of 21.17 feet to a 5/8" rebar found for an interior corner of the herein described 7.48 Acres of land;

THENCE N 41Deg-01Min-07Sec E, a distance of 51.67 feet to a 5/8" rebar found for a corner of the herein described 7.48 Acres of land;

THENCE S 56Deg-09Min-55Sec E, a distance of 118.47 feet to a 5/8" rebar found for an interior corner of the herein described 7.48 Acres of land;

THENCE N 33Deg-04Min-09Sec E with the West line of the afore described 3.00 Acres, a distance of 377.30 feet to a 5/8" rebar found for the North corner of said 3.00 Acres, and the North corner of the herein described 7.48 Acres of land;

THENCE S 43Deg-55Min-45Sec E with the Northeast line of said 3.00 Acres, a distance of 205.06 feet to a 5/8" rebar found for the East corner of said 3.00 Acres, and the more Northerly East corner of the herein described 7.48 Acres of land;

THENCE S 33Deg-00Min-56Sec W with the Southeast line of said 3.00 Acres, a distance of 593.29 feet to a 5/8" rebar with cap set in the North Right-of-Way of Baggs Trail, for the South corner of said 3.00 Acres, and an interior corner of the herein described 7.48 Acres of land;

THENCE S 46Deg-07Min-32Sec E with the Northeast Right-of-Way of Baggs Trail, a distance of 251.91 feet to the POINT OF BEGINNING and containing 7.48 Acres of land.

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

Dated: March 3, 2023

SF088-22



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

