METES AND BOUNDS

A 2.26 ACRE TRACT OF LAND OUT OF SHARE 28, PORCION 88 ANCIENT JURISDICTION OF CAMARGO MEXICO, NOW STARR COUNTY, TEXAS SAID 2.26 ACRE TRACT OF LAND BEING THE SAME LAND DESCIBED IN VOLUME 1214 PAGE 840 OFFICIAL RECORDS OF STARR COUNTY, TEXAS AND IS ALSO BEING MOR EPARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SHARE 28; THENCE S 41°01'48" E WITH THE NORTH R.O.W LINE OF FM 1430, A DISTANCE OF 64.11 TO THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE N 30°32'00" E (DEED N 30°27'27"E) A DISTANCE OF 168.20' TO A CORNER OF THIS TRACT OF LAND;

THENCE N 61°02'49" W (DEED N 62°09'48"W) A DISTANCE OF 77.00' TO A ½" IRON ROD FOUND AT THE WEST LINE OF SAID SHARE 28, FOR A CORNER OF THIS TRACT OF LAND;

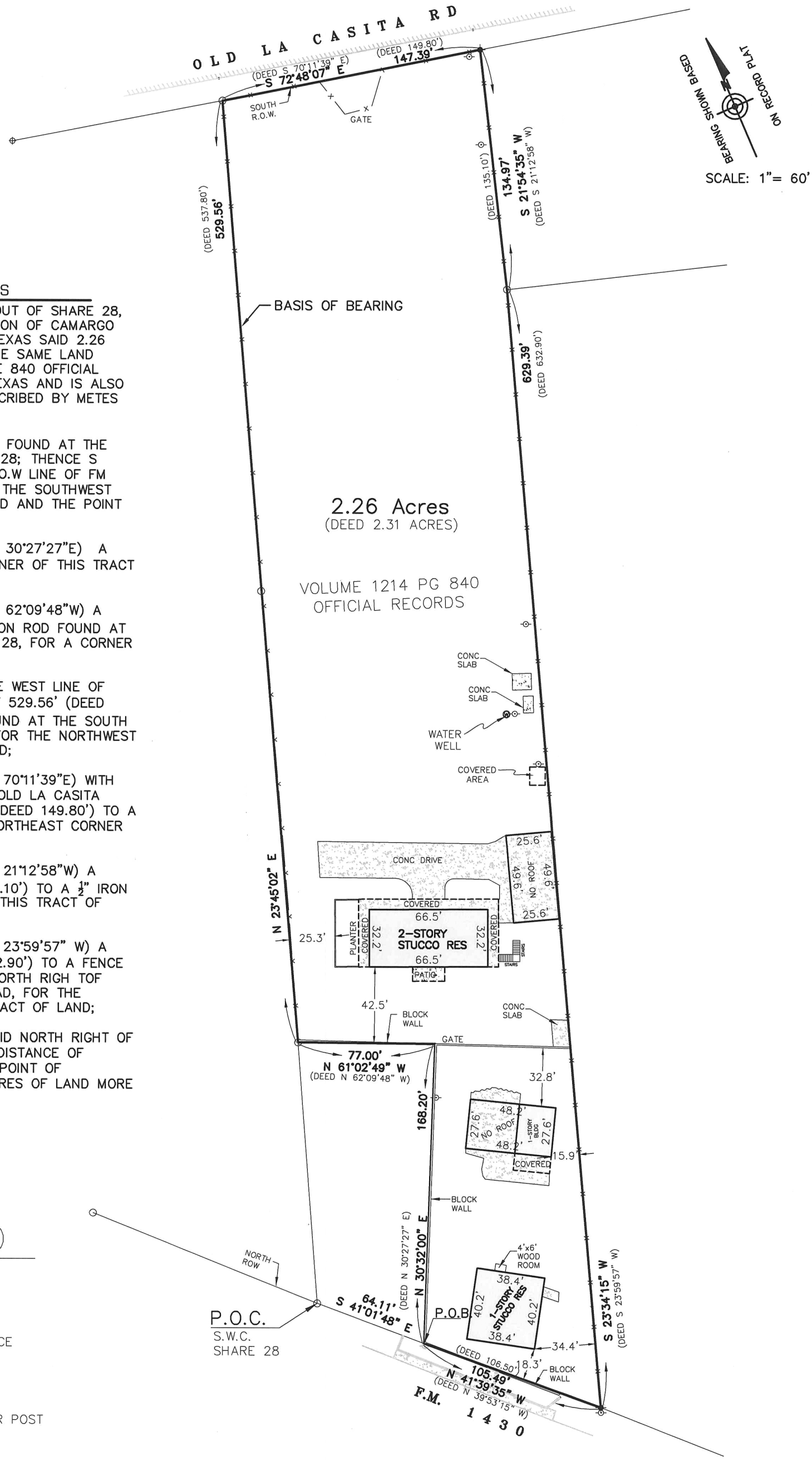
THENCE N 23°45'02" E WITH THE WEST LINE OF SAID SHARE 28, A DISTANCE OF 529.56' (DEED 537.80') TO A ½" IRON ROD FOUND AT THE SOUTH LINE OF OLD LA CASITA ROAD FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE S 72°48'07" E (DEED S 70°11'39"E) WITH SAID SOUTH RIGHT OF WAY OF OLD LA CASITA ROAD, A DISTANCE OF 147.39' (DEED 149.80') TO A FENCE POST FOUND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 21°54'35" W (DEED S 21°12'58"W) A DISTANCE OF 134.97' (DEED 135.10') TO A ½" IRON ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE S 23°34'15" W (DEED S 23°59'57" W) A DISTANCE OF 629.39' (DEED 632.90') TO A FENCE CORNER POST FOUND AT THE NORTH RIGH TOF WAY LINE OF SAID FM 1430 ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE N 41°39'35" W, WITH SAID NORTH RIGHT OF WAY LINE OF SAID FM 1430, A DISTANCE OF 105.49' (DEED 106.50') TO THE POINT OF BEGINNING, CONTAINING 2.26 ACRES OF LAND MORE OR LESS.



LEGEND

- FD 1/2" PIPE
- POWER POLE
- FD 1/2" ROD
- CONCRETE SURFACE
- FENCE
- WATER WELL
- FD FENCE CORNER POST