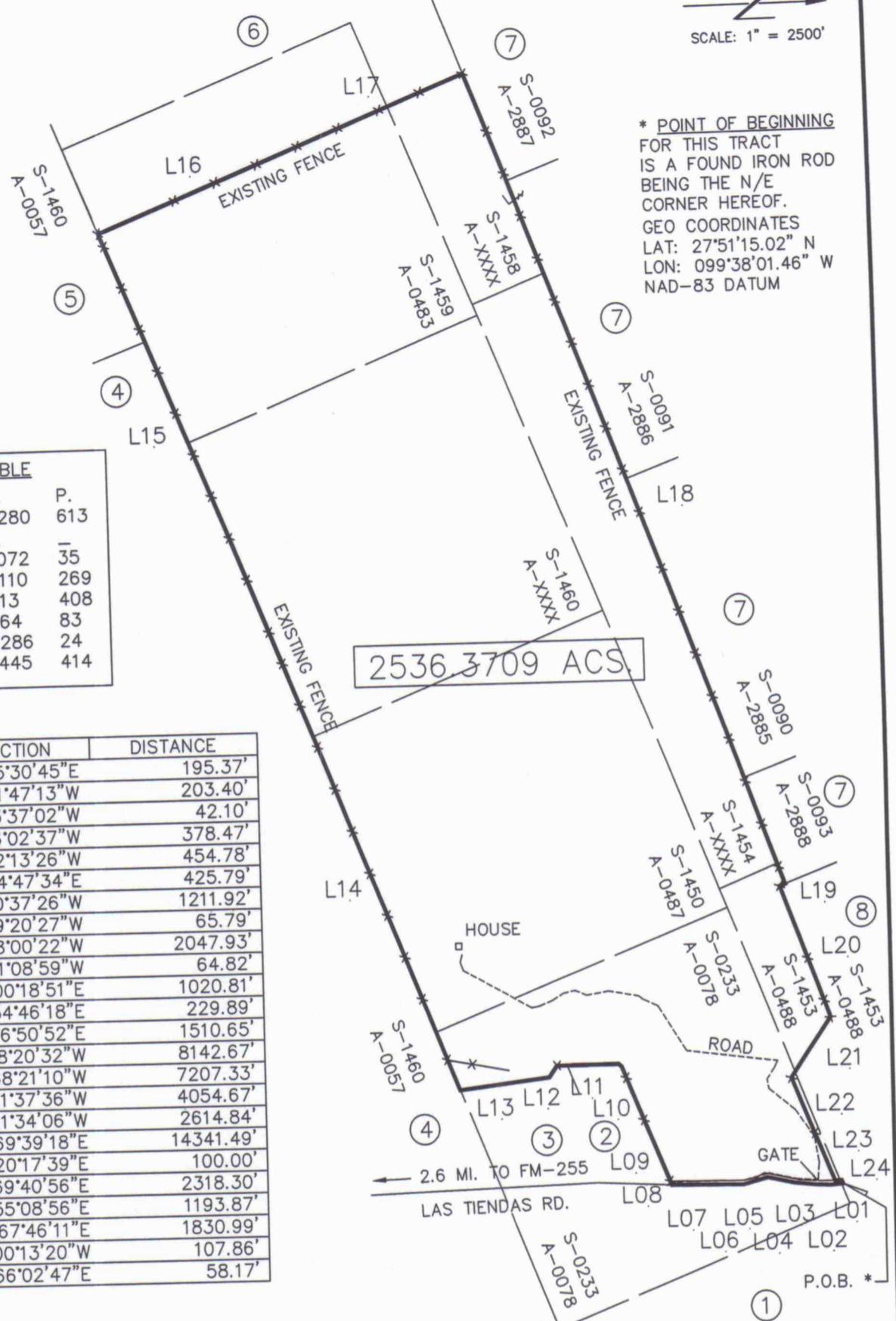


SCALE: 1" = 2500'

* POINT OF BEGINNING FOR THIS TRACT IS A FOUND IRON ROD BEING THE N/E CORNER HEREOF. GEO COORDINATES LAT: 27°51'15.02" N LON: 099°38'01.46" W NAD-83 DATUM



2536.3709 ACS

ADJOINERS TABLE

ADJ.	NAME	V.	P.
①	ROGERIO	4280	613
②	GONZALEZ	-	-
③	RAMIREZ	1072	35
④	RVC LTD	2110	269
⑤	NIXON	813	408
⑥	FASKEN	364	83
⑦	NOTZON	2286	24
⑧	VELIZ	1445	414

LINE	DIRECTION	DISTANCE
L01	S05°30'45"E	195.37'
L02	S01°47'13"W	203.40'
L03	S03°37'02"W	42.10'
L04	S06°02'37"W	378.47'
L05	S12°13'26"W	454.78'
L06	S14°47'34"E	425.79'
L07	S00°37'26"W	1211.92'
L08	S69°20'27"W	65.79'
L09	S68°00'22"W	2047.93'
L10	S41°08'59"W	64.82'
L11	S00°18'51"E	1020.81'
L12	S54°46'18"E	229.89'
L13	S06°50'52"E	1510.65'
L14	S68°20'32"W	8142.67'
L15	S68°21'10"W	7207.33'
L16	N21°37'36"W	4054.67'
L17	N21°34'06"W	2614.84'
L18	N69°39'18"E	14341.49'
L19	S20°17'39"E	100.00'
L20	N69°40'56"E	2318.30'
L21	S55°08'56"E	1193.87'
L22	N67°46'11"E	1830.99'
L23	N00°13'20"W	107.86'
L24	N66°02'47"E	58.17'

- NOTES:
1. NO TITLE SEARCH PROVIDED, THERE MAY BE CERTAIN CONVEYANCES NOT SHOWN.
 2. BASIS OF BEARINGS ARE TAKEN FROM GPS METHODS, TX. STH. ZONE 4205, NAD-83 DATUM.
 3. THIS SURVEY SKETCH ACCOMPANIES A METES & BOUNDS DESCRIPTION DATED SAME.

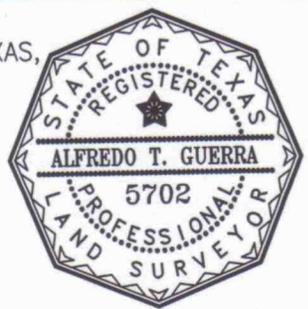
GUERRA ENGINEERING & SURVEYING CO.

fred_ges@sbcglobal.net

LAREDO, TX., 78041
 956-718-2600
 ENGR. FIRM NO. 9484
 SURV. FIRM NO. 100173-00

BOUNDARY SURVEY OF A 2536.3709 ACRE TRACT BEING AN ENTIRE CALLED 2536.39 AC TRACT AND ALSO BEING OUT OF A 2669.95 AC. TRACT, PER V. 2249, P. 607, OPRWCT, SAVE AND EXCEPT A 100 FOOT WIDE ACCESS ROAD CONTAINING 12.30 ACRES; SAID TRACT BEING SITUATED IN SURVEYS 233, 1453, 1450, 1454, 1460, 1459 & 1458, ALL IN WEBB COUNTY, TX.

I THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT THE CORNER MONUMENTS WERE EITHER FOUND OR SET UNDER MY DIRECTION.



24-NOV-2018

Alfredo T. Guerra
 ALFREDO T. GUERRA, R.P.L.S. # 5702

2536.3709 Acre Tract
Being within Surveys 233, 1453, 1450, 1454, 1460, 1459 & 1458
Webb County, Texas

A 2536.3709 acre tract of land, being out of an original 2669.95 acre tract, per v. 2249, p. 607, Official Public Records of Webb County, Tx; SAVE AND EXCEPT a 100 foot wide access road containing 12.30 acres, known as Las Tiendas Road; said tract being situated in Surveys 233, 1453, 1450, 1454, 1460, 1459 & 1458, all in Webb County, Tx; and being more particularly described as follows:

BEGINNING at a found ½" iron rod being the north corner of said called 2536.39 acre tract, for the north corner hereof;

THENCE, along the east right of way line of Las Tiendas Rd., same being the west line of an A. Rogerio tract, v. 4280, p. 613, Official Public Records of Webb County, Tx, the following calls:

L01	S05°30'45"E	195.37'
L02	S01°47'13"W	203.40'
L03	S03°37'02"W	42.10'
L04	S06°02'37"W	378.47'
L05	S12°13'26"W	454.78'
L06	S14°47'34"E	425.79'
L07	S00°37'26"W	1211.92'

THENCE, along the east boundary line of said 2536.39 acre tract and hereof, same being the north line of an A. Gonzalez tract, 38 acres, the following calls:

L08	S69°20'27"W	65.79'
L09	S68°00'22"W	2047.93'
L10	S41°08'59"W	64.82'

THENCE, along the east boundary line of said 2536.39 acre tract and hereof, same being the west line of an A. Gonzalez tract, 38 acres, and also of a A. Ramirez tract, v. 1072, p. 35, OPRWCT, the following calls:

L11	S00°18'51"E	1020.81'
L12	S54°46'18"E	229.89'
L13	S06°50'52"E	1510.65'

THENCE, along the south boundary line of said 2536.39 acre tract and hereof, same being the north line of a Rancho Viejo Cattle LTD tract, v. 2110, p. 269, OPRWCT and also of a Nixon Partners tract, v. 813, p. 408, OPRWCT, the following calls:

L14	S68°20'32"W	8142.67'
L15	S68°21'10"W	7207.33'

THENCE, along the west boundary line of said 2536.39 acre tract and hereof, same being the east line of a Fasken LTD tract, v. 364, p. 83, OPRWCT, the following calls:

L16	N21°37'36"W	4054.67'
L17	N21°34'06"W	2614.84'

THENCE, along the north boundary line of said 2536.39 acre tract and hereof, same being the south line of a M. Notzon tract, v. 2286, p. 24, OPRWCT, the following calls:

L18 N69°39'18"E 14341.49'

THENCE, along the north boundary line of said 2536.39 acre tract and hereof, same being the south line of a W. Veliz tract, v. 1445, p. 414, OPRWCT, the following calls:

L19 S20°17'39"E 100.00'
L20 N69°40'56"E 2318.30'
L21 S55°08'56"E 1193.87'
L22 N67°46'11"E 1830.99'
L23 N00°13'20"W 107.86'

THENCE, N66°02'47"E, a distance of 58.17 feet, along the north line hereof, same being the south line of a said Veliz tract, to the POINT OF BEGINNING of this 2536.3709 acre tract of land, more or less.

SAVE AND RESERVE the following access easements, 100' wide – 12.30 acs., Las Tiendas Rd.

Notes from Surveyor:

1. No title search provided, there may be certain conveyances that may not appear on this survey.
2. Basis of Bearings taken from GPS Methods, Zone 4205, NAD-83 Datum.
3. This Metes & Bounds Description accompany a survey sketch prepared by and dated same.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Metes & Bounds Description was prepared from an actual survey of the property made under my supervision on the ground, and that the corner monuments described were either found or placed under my supervision. This the 24-Nov-2018,



Alfredo T. Guerra, RPLS #5702
GUERRA ENGINEERING & SURVEYING CO.
ENGR. FIRM No. 9484; SURV. FIRM No. 100173-00
fred_ges@sbcglobal.net

