

F.M. RD 755

SOUTH R.O.W.

SHARE 2
VOLUME 66 PG 238
DEED RECORDS

30' ACCESS EASEMENT
VOL. 256 PG 80 O.R.

S 84°04'56" E
726.56'

30' ACCESS EASEMENT
VOL. 128 PG 359 O.R.

30' ACCESS EASEMENT
VOL. 128 PG 359 O.R.

TRACT 1
VOLUME 66 PG 238
DEED RECORDS

N 01°03'24" E
1535.63'

N 88°53'10" W
239.26'

SHARE 3
VOLUME 66 PG 238
DEED RECORDS

N 01°05'44" E
3060.10'

123.11 ACRES

POSSIBLE UNDERGROUND GAS LINE
DCP TEXAS INTRASTATE PL, LLC
PHONE # 303-605-2167

TRACT 1-B
VOLUME 333 PG 276
DEED RECORDS

BASIS OF BEARING

S 01°07'00" W

N 89°04'40" W

COYOTE RANCH

1233.31'

LEGEND

- - SET 1/2 INCH IRON ROD
- - FD. 1/2 INCH IRON ROD
- X- - FENCE

GF#: 01402-5798

SURVEYED: JUNE 17, 2014

REQUESTED BY: EL POLAKO INVESTMENTS, LLC & OR ASSIGNS

JOB NUMBER

RIO 14 254

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SCALE: 1"= 400'

PLAT SHOWING

A 123.11 ACRE TRACT OF LAND OUT OF A 147.72 ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF TRACT NO. 1, A 590.9 ACRE TRACT OF LAND, MORE OR LESS, OF THE ESTATE OF FLORENTINO TREVINO AND BEING OUT OF SHARE NO. 1 OF ORIGINAL SHARE NO. 2 OF THE PARTITION OF ENCINO DEL POZO GRANT, J.M.&L CHAPA, ABSTRACT NO. 97, BROOKS COUNTY, TEXAS, THE AFORESAID SHARE NO. 1 ORIGINALLY CONTAINED 527.9 ACRES WAS SET ASIDE TO FRANCISCA L. DE TREVINO IN CAUSE NO. 492 OF DISTRICT COURT RECORDS OF BROOKS COUNTY, TEXAS, SHARE NO. 1 ALSO CONTAINING PART 6 OF ORIGINAL SHARE NO. 2 CONSISTING OF 100 ACRES OF LAND MORE OR LESS; THAT WAS WHOLLY WITHIN THE BOUNDARY LINE OF THE SAID SHARE NO. 1, SAID TRACT NO. 1 HAVING BEEN SET ASIDE TO FLORENTINO TREVINO IN DEED RECORDED IN VOLUME 66, PAGE 238 OF THE DEED RECORDS OF BROOKS COUNTY, TEXAS AND INDICATED AS A TRACT OF LAND CONTAINING 587.9 ACRES; SAID TRACT NO. 1 NOW CONTAINING 590.9 ACRES OF LAND, MORE OR LESS; SAID TRACT 1-A BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION IN DEED RECORDED IN VOLUME 221, PAGE 5, DEED RECORDS OF BROOKS COUNTY, TEXAS AND SAID 123.11 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT $\frac{1}{2}$ " ROD FOUND AT THE NORTHEAST CORNER OF TRACT 1-A; THENCE WITH THE EAST LINE OF SAID TRACT 1-A, S 01°07' W, A DISTANCE OF 1421.78 FEET TO A $\frac{1}{2}$ " ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE S 01°07'00" W CONTINUING WITH THE EAST LINE OF SAID TRACT 1-A, A DISTANCE OF 3723.37' TO A $\frac{1}{2}$ " ROD FOUND AT THE SOUTHEAST CORNER OF SAID TRACT 1-A FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE N 89°04'40" W WITH THE SOUTH LINE OF SAID TRACT 1-A, A DISTANCE OF 1233.31' TO A $\frac{1}{2}$ " ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 1-A, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 01°05'44" E WITH THE WEST LINE OF SAID TRACT 1-A, A DISTANCE OF 3060.10' TO A $\frac{1}{2}$ " IRON ROD FOUND AT AN INNER CORNER OF SAID TRACT 1-A FOR AN INNER CORNER OF THIS TRACT OF LAND;

THENCE N 88°53'10" W WITH THE NORTHERLY SOUTH LINE OF SAID TRACT 1-A, A DISTANCE OF 239.26' A $\frac{1}{2}$ " ROD FOUND FOR AN OUTER CORNER OF SAID TRACT 1-A AND AN OUTER CORNER OF THIS TRACT OF LAND;

THENCE N 01°03'24" E WITH THE WEST LINE OF SAID TRACT 1-A, A DISTANCE OF 1535.63' TO A $\frac{1}{2}$ " ROD FOUND AT THE NORTHWEST CORNER OF SAID TRACT 1-A FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE S 84°04'56" E WITH THE MOST SOUTHERLY NORTH LINE OF SAID TRACT 1-A, A DISTANCE OF 726.56' TO A $\frac{1}{2}$ " ROD FOUND AT A CORNER OF SAID TRACT 1-A FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 06°14'34" W A DISTANCE OF 740.81' TO A $\frac{1}{2}$ " ROD SET FOR A CORNER OF THIS TRACT OF LAND;

THENCE S 84°01'22" E A DISTANCE OF 820.42' TO THE POINT OF BEGINNING, CONTAINING 123.11 ACRES OF LAND, MORE OR LESS.

ITEMS FROM SCHEDULE B

b. Natural Gas Pipeline Company of America Easement as set out in Volume 69, Page 264, Deed Records of Brooks County, Texas.

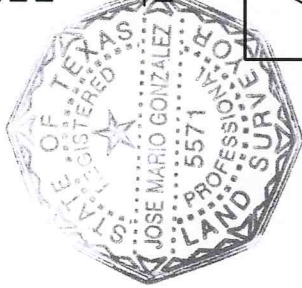
c. Texas Gas Corporation Easement as set out in Volume 106, Page 203, Deed Records of Brooks County, Texas.

d. Mineral Interest as set out in instrument recorded in Volume 128, Page 359, Deed Records of Brooks County, Texas.

e. Subject to the non-exclusive Right of Way Easements for ingress and egress as set out in Partition Deed dated December 19, 1989, recorded in Volume 128, Page 359, Deed Records, Brooks County, Texas.

f. Terms, conditions, provisions, reservation and stipulations of Partition Agreement, by and between Lydia T. Escalante, et al. and Lydia T. Escalante, dated December 19, 1989, filed August 30, 1990, recorded under Volume 128, Page 359, Deed Records, Brooks County, Texas.

I, JOSE MARIO GONZALEZ, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.



RIO DELTA SURVEYING

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