

F.M. RD 755

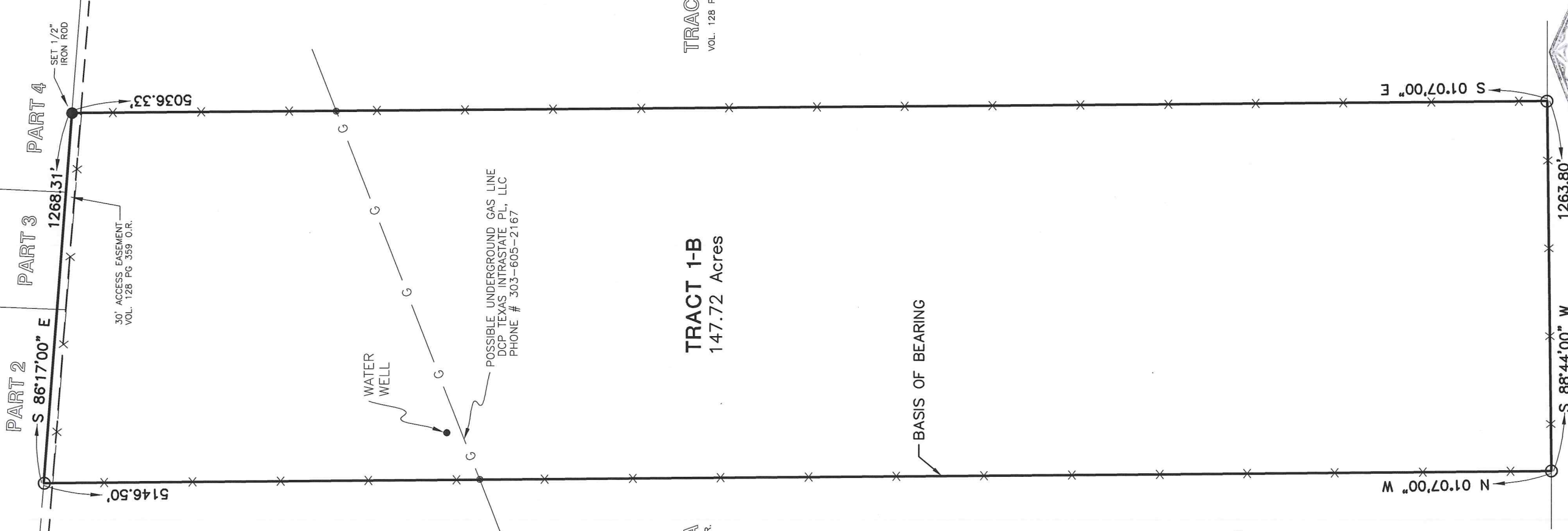
SOUTH R.O.W.

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

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

LEGEND

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



METES AND BOUNDS DESCRIPTION

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 THE 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 AS WAS SET ASIDE TO FRANCISCA L. DE TREVINO IN CAUSE No. 492 OF THE DISTRICT COURT RECORDS OF BROOKS COUNTY, TEXAS SHARE No. 1 IS 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 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-B BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE FINAL DECREE FOR PARTITION AND DISTRIBUTION IN CAUSE # 4485 STYLED ESTATE OF FLORENTINO TREVINO DECEASED, RECORDED IN VOLUME 128 PAGE 359, BROOKS COUNTY, DEED RECORDS, AND SAID 147.72 ACRE TRACT OF LAND (TRACT 1-B) IS ALSO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF TRACT 1-B, THE NORTHWEST CORNER OF TRACT 1-A FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE SOUTH 86°17'00" EAST, WITH THE NORTH LINE OF SAID TRACT 1-B, A DISTANCE OF 1268.31 FEET TO A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF SAID TRACT 1-B, THE NORTHWEST CORNER OF TRACT 1-C FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 01°07'00" EAST, WITH THE COMMON LINE BETWEEN TRACT 1-B AND TRACT 1-C, AT 30.00 FEET PASS THE SOUTH LINE OF A 30 FOOT ACCESS EASEMENT RECORDED IN VOLUME 128 PAGE 359 OFFICIAL RECORDS, AT 5036.33 FEET IN ALL TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID TRACT 1-B, THE SOUTHWEST CORNER OF SAID TRACT 1-C, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 88°44'00" WEST, WITH THE SOUTH LINE OF SAID TRACT 1-B, A DISTANCE OF 1263.80 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 1-B, THE SOUTHEAST CORNER OF SAID TRACT 1-A, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

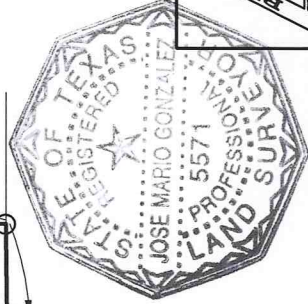
THENCE NORTH 01°07'00" WEST, WITH THE COMMON LINE BETWEEN SAID TRACT 1-A AND TRACT 1-B, AT 5116.50 PASS THE SOUTH LINE OF SAID 30 FOOT ACCESS EASEMENT, AT 5146.50 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 147.72 ACRES OF LAND MORE OR LESS.

GF#: 12125433

SURVEYED: JUNE 06, 2013

REQUESTED BY: MARIO A GARCIA

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.



COYOTE RANCH

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571

JOB NUMBER

RIO 13 209



RIO DELTA SURVEYING

24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: MARIO@RIODELTASURVEYING.COM

© COPYRIGHT 2013 RIO DELTA SURVEYING THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMES LISTED HEREON. NO OTHER REUSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.