

State of Texas  
Counties of Live Oak and Jim Wells

Field notes of a 544.53 acre tract of land, more or less, being that portion situated west of F.M. Highway No. 534, out of a called 990.8 acre tract conveyed from Robert E. Word, et al, to John F. Rozypal by Deed dated December 30, 1953, recorded in Volume 161, Page 483 of the Deed Records of Live Oak County, Texas;

Said 544.53 acre tract is comprised of portions of the following four surveys:

- 1). Nueces County School Land Survey, Abstract 307 (Live Oak Co.) and Abstract 333 (Jim Wells Co.)
- 2). S. Nicholson Survey, Abstract 327 (Jim Wells Co.)
- 3.) Hooper & Wade Survey, Abstract 222 (Jim Wells Co.)
- 4). Wait F. Rice Survey, Abstract 400 (Jim Wells Co.)

Said 544.53 acre tract is situated in Live Oak and Jim Wells Counties, approximately 6 miles north and slightly west of the town of Orange Grove, and is described by metes and bounds as follows:

BEGINNING at a 1¼" iron pipe found at a fence corner post at the southwest corner of said called 990.8 acre tract and a southeast corner of a called 1229.6 acre tract conveyed to R. S. Guinn, et ux, by Assumption Warranty Deed dated February 5, 1954, recorded in Volume 160, Page 452 of the Deed Records of Live Oak County, for the southwest corner of this tract, same being also a point in the westerly north line of a called 308.60 acre tract conveyed to Jon William Kiggans and wife, Marilyn A. Kiggans, by Warranty Deed with Vendor's Lien dated May 7, 2002, recorded in Volume 785, Page 386 of the Official Records of Jim Wells County, Texas;

THENCE N 06° 43' 20" E (Called N 07° 05' E) with a fence along the west line of this tract, the west line of said called 990.8 acre tract and the east line of said called 1229.6 acre tract, at 6308.78 ft. pass a 5/8" iron rod set for a reference marker, in all a distance of 6321.78 ft. (Called 6313.33 ft.) to an 8" treated fence corner post found at an exterior corner of said called 990.8 acre tract and the northeast corner of said called 1229.6 acre tract, for an exterior corner of this tract, same being also the south corner of a called 1080.76 acre tract conveyed to Russell Schneider by Special Warranty Deed dated January 16, 2007, recorded in Volume 77, Page 784 of the Official Public Records of Live Oak County, Texas;

THENCE N 45° 18' 54" E (Called N 45° 41' E) (Adjoiner called N 45° 19' 13" E) with a fence along the northwest line of this tract, the northwest line of said called 990.8 acre tract and the southeast line of said called 1080.76 acre tract, at 12.00 ft. pass a 5/8" iron rod set for a reference marker, in all a distance of 2673.80 ft. (Adjoiner called 2670.98 ft.) to a 1/2" iron rod (with cap stamped "CAREY RPLS 4454") found at a fence corner post in the western boundary of F.M. Highway No. 534 and at the southerly east corner of said called 1080.76 acre tract, for the north corner of this tract;

THENCE in a southeasterly direction and generally with a fence along the northerly east line of this tract, the western boundary of said F.M. Highway No. 534 and crossing said called 990.8 acre tract as follows:

- A). S 19° 39' 06" E, a distance of 817.31 ft. to a 5/8" iron rod set at the beginning of a curve to the right;
- B). With said curve to the right, having a radius of 2824.79 ft., a chord bearing of S 10° 57' 36" E and a chord length of 853.75 ft., an arc distance of 857.03 ft. to a 5/8" iron rod set at the end of this curve;
- C). S 02° 16' 06" E, a distance of 1055.50 ft. to a 5/8" iron rod set at the beginning of a curve to the left;
- D). With said curve to the left, having a radius of 1949.86 ft., a chord bearing of S 14° 59' 06" E and a chord length of 858.45 ft., an arc distance of 865.54 ft. to a 5/8" iron rod set at the end of this curve;
- E). S 27° 48' 58" E, a distance of 2834.20 ft. to a 5/8" iron rod found at a fence corner post in the northerly south line of said called 990.8 acre tract and at the northeast corner of a called 26.33 acre tract conveyed to Gilbert Medrano, Jr. by Warranty Deed with Vendor's Lien dated February 7, 2000, recorded in Volume 709, Page 689 of the Official Records of Jim Wells County, Texas, for the northerly southeast corner of this tract;

THENCE N 89° 44' 56" W (Called N 88° 47' W) (Adjoiner called S 89° 48' 36" W) with a fence along the northerly south line of this tract, the northerly south line of said called 990.8 acre tract and the north line of said called 26.33 acre tract, a distance of 1047.01 ft. (Adjoiner called 1047.24 ft.) to a 1" iron rod found at a fence corner post at an interior corner of said called 990.8 acre tract and the northwest corner of said called 26.33 acre tract, for an interior corner of this tract;


THENCE S 00° 30' 58" E (Called S 00° 10' E) with a fence along the southerly east line of this tract, an east line of said called 990.8 acre tract and the west line of said called 26.33 acre tract, at the called distance of 1167.24 ft. pass the southwest corner of said called 26.33 acre tract and the northwest corner of a called 30.08 acre tract conveyed to Gilbert Medrano, Jr. by Warranty Deed with Vendor's Lien dated February 7, 2000, recorded in Volume 709, Page 683 of said Official Records, continuing along the west line of said called 30.08 acre tract, at 2548.96 ft. pass a 5/8" iron rod set for a reference marker, in all a distance of 2584.95 ft. (Called 2590 ft.) to a fence corner post found at the southerly southeast corner of said called 990.8 acre tract, the northerly northeast corner of said called 308.30 acre tract and the southwest corner of said called 30.08 acre tract, for the southerly southeast corner of this tract, same being also the northwest corner of a called 66.79 acre tract conveyed to Corolyn Wyonne Stringer by Warranty Deed with Vendor's Lien dated November 26, 1985, recorded in Volume 475, Page 270 of the Deed Records of Jim Wells County, Texas;

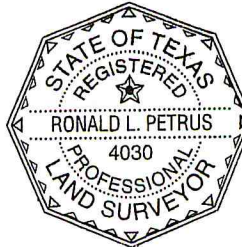
THENCE N 83° 24' 58" W (Called N 82° 55' W) with a fence along the southerly south line of this tract, the southerly south line of said called 990.8 acre tract and the westerly north line of said called 308.60 acre tract, a distance of 3664.95 ft. (Called 3665.56 ft.) to the POINT OF BEGINNING, containing 544.53 acres, more or less.

Bearings cited herein are based on a GPS Survey, NAD 83, Texas South Zone.

Set 5/8" iron rods are marked with an orange cap stamped "RPLS 4030".

Surveyed on the ground under my direction.

  
Ronald L. Petrus  
Registered Professional Land Surveyor  
Texas Registration No. 4030



Date: January 27, 2009  
File: 19710  
D-25