

SUR. NO. 99
I. & G.N. R.R. CO.
BLK. 2
ABST. NO. 82

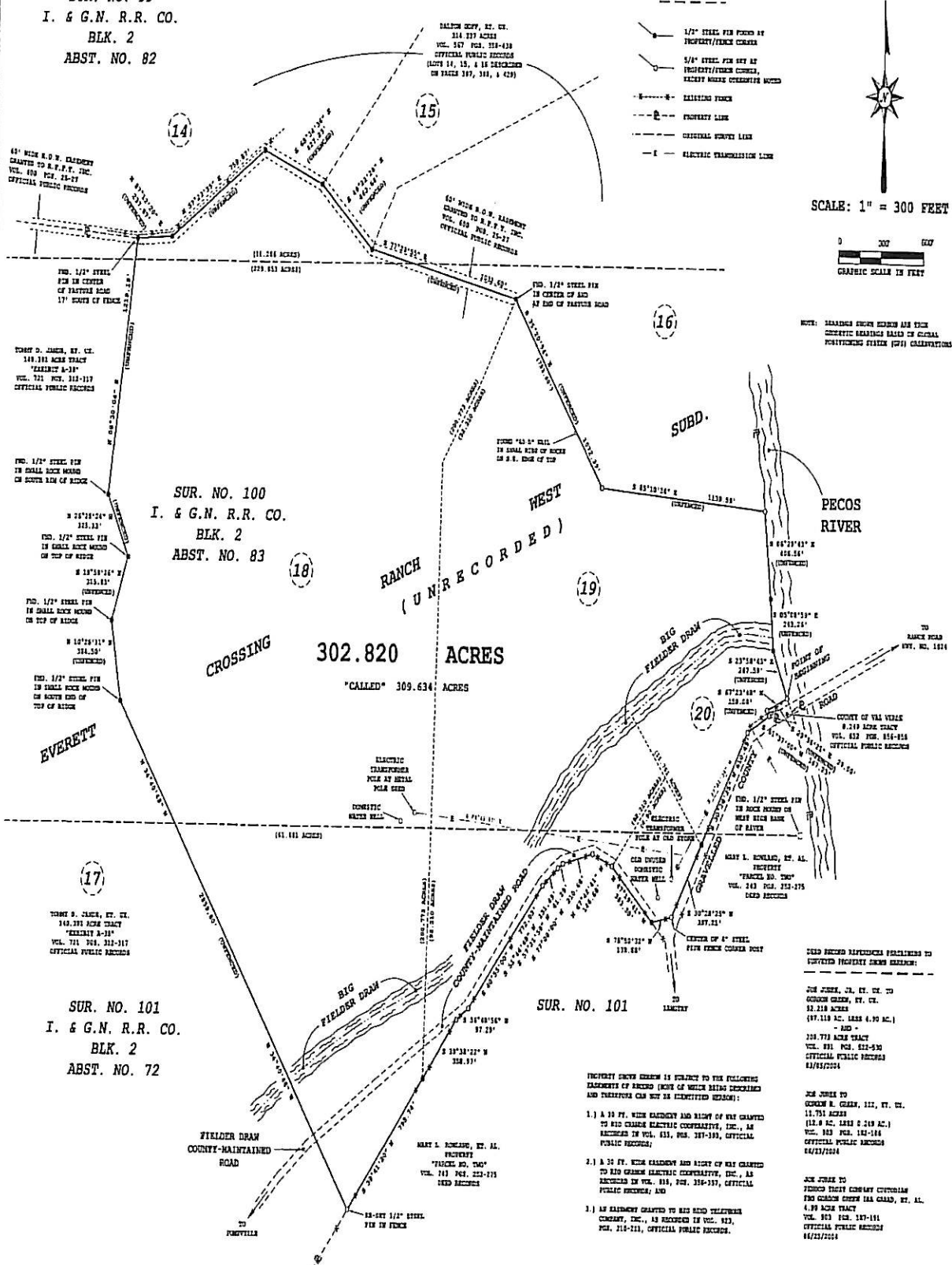
LEGEND

- 1/2" STEEL PIN FOUND AT PROPERTY/TRACE CORNER
- 5/8" STEEL PIN SET AT PROPERTY/TRACE CORNER, EXISTING MARKS OVERLAPING
- EXISTING FENCE
- PROPERTY LINE
- ORIGINAL SURVEY LINE
- ELECTRIC TRANSMISSION LINE

SCALE: 1" = 300 FEET



NOTE: BOUNDARY CORNER MARKS ARE FROM
CERTIFICATES DATED OF GENERAL
POSSESSING STATE (GPS) CALCULATIONS.



SUR. NO. 101
I. & G.N. R.R. CO.
BLK. 2
ABST. NO. 72

SUR. NO. 101

PROPERTY CORNER MARKS IS SUBJECT TO THE FOLLOWING
EASEMENTS OF RECORD (NONE OF WHICH BEING DESCRIBED
AND THEREFORE CAN NOT BE IDENTIFIED HEREON):

- 1.) A 30 FT. WITH EASEMENT AND RIGHT OF WAY GRANTED
TO BIG CHALK ELECTRIC COOPERATIVE, INC., AS
RECORDED IN VOL. 815, PGS. 287-289, OFFICIAL
PUBLIC RECORDS; AND
- 2.) A 30 FT. WITH EASEMENT AND RIGHT OF WAY GRANTED
TO BIG CHALK ELECTRIC COOPERATIVE, INC., AS
RECORDED IN VOL. 815, PGS. 287-289, OFFICIAL
PUBLIC RECORDS; AND
- 3.) AN EASEMENT GRANTED TO BIG CHALK TELEPHONE
COMPANY, INC., AS RECORDED IN VOL. 815,
PGS. 218-221, OFFICIAL PUBLIC RECORDS.

OLD RECORD REFERENCES PERTAINING TO
SURVEYED PROPERTY CORNER MARKS:

JOE JONES, JR., ET. UX. TO
GORDON GREEN, ET. UX.
32.218 ACRES
(37.118 AC. LESS 4.90 AC.)
- AND -
328.773 ACRES TRACT
VOL. 831 PGS. 522-530
OFFICIAL PUBLIC RECORDS
8/18/2004

JOE JONES TO
GORDON R. GREEN, III, ET. UX.
11.751 ACRES
(11.8 AC. LESS 0.218 AC.)
VOL. 832 PGS. 182-186
OFFICIAL PUBLIC RECORDS
8/18/2004

JOE JONES TO
FERDINAND GREEN COMPANY CITIZENSHIP
THE CHALK CREEK LAM GRASS, ET. AL.
4.89 ACRES TRACT
VOL. 832 PGS. 187-191
OFFICIAL PUBLIC RECORDS
8/18/2004

THE STATE OF TEXAS,
COUNTY OF BEXAR:

I HEREBY CERTIFY THAT THIS PLAN AND ACCOMPANYING
LEGAL DESCRIPTION COMPARES FAVORABLY AN ACTUAL
SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND,
ON THE DATE GIVEN, AND THAT THERE ARE NO VITIATIONS
OR APPARENT EASEMENTS OR ENCUMBRANCES, EXCEPT
AS NOTED HEREON.



William A. Koe
WILLIAM A. KOE
225.1902, LAND SURVEYOR NO. 10012

ROCK & ROCK LAND SURVEYORS, INC.
P.O. BOX 244 D'FARIN, TEXAS 78845
PHONE: 830-343-1211 FAX: 830-343-7411

PLAT SHOWING A PERIMETER/BOUNDARY SURVEY OF A 302.820 ACRE TRACT OF LAND,
BEING IN MOST PART THE SAME LANDS AS REFERRED TO AND RECORDED IN VOL. 891,
PGS. 522-530; VOL. 903, PGS. 182-186; AND VOL. 903, PGS. 187-191, OFFICIAL
PUBLIC RECORDS; SITUATED WITHIN SUR. NOS. 99, 100, AND 101, ALL OF THE
I. & G.N. R.R. CO. BLK. 2, ABOUT 67.3 MILES N 38° W OF THE CITY OF DEL RIO,
ON BIG FIELDER DRAW AND THE PECOS RIVER, AT PANDALE, IN VAL VERDE COUNTY, TEXAS.

SURVEYED: MARCH 6 - 8, 2007, FOR GORDON R. GREEN, III, ET. UX., ET. AL.

BUYER: R. L. DUGGER, INC., AND/OR ASSIGNS

FOR DEED TO R. L. DUGGER, INC., and/or assigns
302.820 ACRE TRACT

THE STATE OF TEXAS)
COUNTY OF VAL VERDE)

Field Notes of a perimeter/boundary survey of a 302.820 acre tract
of land, made for Gordon R. Green, III, et. ux., et. al.

Said 302.820 acre tract of land lying and being situated at
Pandale, on Big Fielder Draw, on and west of the Pecos River, in
Val Verde County, Texas; about 67.3 miles N 38° W of the City of
Del Rio, the County Seat, and containing acreages in the various
original surveys, as follows:

Sur. No.	Original Grantee	Block	Abst. No.	Acres
99	I. & G.N. R.R. Co.	2	82	11.286
100	I. & G.N. R.R. Co.	2	83	229.853
101	I. & G.N. R.R. Co.	2	72	<u>61.681</u>
Total				302.820 Acres

Said 302.820 acre tract being all of Tracts 18 and 19, and the
west and north portions of Tract 20, of the Everett Crossing Ranch
West Subdivision (unrecorded), and in most part, being the
following:

1.) all of the same land (292.983 acres - all of said Tract
18 and major portion of said Tract 19), as conveyed to Gordon
Green, et. ux., by Joe Jurek, Jr., et. ux., by Cash Warranty Deed
dated March 5, 2004, and recorded in Vol. 891, Pages 522-530, of
the Official Public Records of said County;

2.) the west and north portions of a 12.0 acre tract (11.751
acres - major portion of said Tract 20), as conveyed to Gordon R.
Green, III, et. ux., by Joe Jurek, by Cash Warranty Deed dated
June 23, 2004, and recorded in Vol. 903, Pages 182-186, of the
Official Public Records of said County; and

3.) all of a 4.90 acre tract (lower southeast portion of said
Tract 19), as conveyed to Pensco Trust Company Custodian FBO
Gordon Green IRA GRAAD, et. al., by Joe Jurek, by Cash Warranty
Deed dated June 23, 2004, and recorded in Vol. 903, Pages 187-191,
of the Official Public Records of said Val Verde County, Texas.

Said 302.820 acre tract being bounded on the east by the west bank
of the Pecos River; on the southeast, from northeast to southwest,
by the northwest R.O.W. line of a gravelled county road (Pandale-
Langtry Road), and the Mary L. Rowland, et. al. Property,
designated as "Parcel No. Two", as recorded in Vol. 243, Pages
252-275, of the Deed Records of said County; on the west by the
Tommy D. Jande, et. ux. 140.391 acre tract (Tract 17 of said
unrecorded Subdivision), designated as "Exhibit A-38", as recorded
in Vol. 721, Pages 312-317, of the Official Public Records of said
county; and on the north by the Dalton Goff, et. ux. 314.337 acres
(Tracts 14, 15, & 16 of said unrecorded Subdivision), as recorded
in Vol. 567, Pages 358-438 (described on Pages 387, 388, & 429),
of the Official Public Records of said Val Verde County. Said
302.820 acre tract encompassing the old Pandale Store building, a
portion of Fielder Draw county-maintained road, and the east
portion of Big Fielder Draw, and being more fully described by
metes and bounds, as follows:

BEGINNING at a 5/8" Steel Pin set on the west low bank of the

Pecos River, approximately 63 ft. north of the center of the Pecos River bridge; in the north R.O.W. line of said gravelled county road; in the east side of said Sur. No. 100, at the N.E. corner of the Val Verde County 0.249 acre tract (Vol. 652, Pages 856-858, Official Public Records -- southeast portion of said Tract 20); for the E.S.E. corner of said Green Property, and the E.S.E. corner of this tract; said 5/8" Steel Pin being distant 647.18 ft. N 09° 19' 42" W of a 1/2" Steel Pin found in a rock mound on the west high bank of said Pecos River, at the S.E. corner of said Sur. No. 100, the N.E. corner of said Sur. No. 101;

THENCE leaving said Pecos River and the east side of said Sur. No. 100; and with the following: 1.) the north and west sides of said Val Verde County 0.249 acre tract, 2.) the northwest R.O.W. line of said gravelled county road, and 3.) the northwest side of said Rowland Property, respectively; along the southeast side of said Green Property, and the southeast side of this tract, with fence (unless noted), with 5/8" Steel Pins set at corners (unless noted), as follows:

S 67° 23' 40" W, unfenced, ascending said bank, 150.00 ft. to a 5/8" Steel Pin set 14 ft. north of an east/west fence (running along the north side of said gravelled county road); at the N.W. corner of said Val Verde County 0.249 acre tract, for corner;

S 29° 36' 21" E, unfenced, passing through said existing east/west fence, 29.00 ft. to a 5/8" Steel Pin set 15 ft. south of said fence, approximately 30 ft. north of the centerline of said gravelled county road; at the S.W. corner of said Val Verde County 0.249 acre tract, for corner;

S 61° 37' 00" W, unfenced, passing under electric transmission lines, 167.23 ft. to a 5/8" Steel Pin set in fence, for corner;

S 30° 28' 25" W, passing under electric transmission lines bearing S 37° 21' 34" W into this described tract; at 552.58 ft. cross the south line of said Sur. No. 100, the north line of said Sur. No. 101 (at a point 656.42 ft. West of said old rock mound); total 610.49 ft. to a 1/2" Steel Pin found in fence, at the South corner of said Tract 20, the lower East corner of said Tract 19, same being the South corner of said 11.751 acres, the East corner of said 4.90 acre tract; for corner;

S 30° 28' 25" W 397.21 ft. to the center of a 4" Steel Pipe fence corner post found in concrete, for corner;

S 78° 50' 32" W, in part with fence, leaving the northwest R.O.W. line of said gravelled county road, and crossing the southeast terminal of the Fielder Draw county-maintained road, 138.80 ft. to a 1/2" Steel Pin found in fence, in the southwest R.O.W. line of said Fielder Draw county-maintained road, for corner;

N 47° 19' 41" W, now and continuing with fence, with the southwest, south, and southeast R.O.W. lines of said Fielder Draw county-maintained road (until noted), 383.30 ft.;

N 67° 42' 41" W 146.68 ft.;

S 77° 08' 00" W 210.68 ft.;

S 57° 21' 59" W 41.29 ft.;

S 51° 44' 48" W 131.49 ft.;

S 40° 55' 00" W 772.02 ft.;

S 56° 40' 56" W 97.29 ft.;

S 39° 38' 22" W, leaving the southeast R.O.W. line of said Fielder Draw county-maintained road, 358.97 ft. to a 1/2" Steel Pin found in fence, at the S.W. corner of said Tract 19, the S.E. corner of said Tract 18, for corner; and

THENCE S 39° 41' 20" W 798.74 ft. to a 1/2" Steel Pin re-set in fence, in a northwest side of said Rowland Property, at the

lower East corner of said Jande 140.391 acre tract and said Tract 17; for the South corner of said Green Property and said Tract 18, and the Southwest/Southernmost corner of this tract; said 1/2" Steel Pin being distant 1250.00 ft. (record distance) N 39° 40' 25" E (with fence and said property line) of another 1/2" Steel Pin found in fence, at the South corner of said Jande 140.391 acre tract and said Tract 17;

THENCE leaving fence and the northwest side of said Rowland Property; and with the east side of said Tract 17 and said Jande 140.391 acre tract, the west side of said Tract 18 and said Green Property, and the west side of this tract, unfenced, as follows:

N 34° 40' 48" W, crossing said Fielder Draw county-maintained road and said Big Fielder Draw; at 2167.20 ft. re-cross the north line of said Sur. No. 101, the south line of said Sur. No. 100; total 2859.80 ft. to a 1/2" Steel Pin found in a small rock mound on the south end of the top of a ridge, for corner;

N 10° 26' 11" W 384.50 ft. to a 1/2" Steel Pin found in a small rock mound on the top of said ridge, for corner;

N 19° 59' 26" E 315.83 ft. to a 1/2" Steel Pin found in a small rock mound on the top of said ridge, for corner;

N 26° 28' 24" W 325.13 ft. to a 1/2" Steel Pin found in a small rock mound on the south rim of a ridge, for corner; and

THENCE N 08° 30' 04" E, at 1116.74 ft. cross the north line of said Sur. No. 100, the south line of said Sur. No. 99; at 1189.19 ft. cross the south R.O.W. line of a 60 ft. wide R.O.W. Easement granted to R.F.F.T. Inc. (Vol. 600, Pages 25-27, Official Public Records); and thence entering said R.O.W. easement; total 1219.19 ft. to a 1/2" Steel Pin found 17 ft. south of existing fence, in the center of a pasture road and said 60 ft. wide R.O.W. Easement, at an angle point in the south side of said Goff 314.337 acres and said Tract 14; at the N.E. corner of said Jande 140.391 acre tract and said Tract 17; for the N.W. corner of said Green Property and said Tract 18, and the N.W. corner of this tract;

THENCE with the centerline of said 60 ft. wide R.O.W. Easement (until noted); along the south side of said Goff 314.337 acres and the south sides of said Tracts 14, 15, and 16, respectively, the north side of said Green Property and said Tracts 18 and 19, respectively, and the north side of this tract, unfenced, as follows:

N 87° 12' 20" E 237.87 ft. to a 1/2" Steel Pin found 19' south of a 2-way fence corner post, on the south edge of said pasture road, for corner;

N 57° 23' 35" E 759.87 ft. to a 1/2" Steel Pin found 12' southeast of said fence, on the north edge of said pasture road, for corner;

S 68° 34' 36" E, leaving said fence, 427.23 ft. to a 1/2" Steel Pin found on the southwest edge of said pasture road, at the S.E. corner of said Tract 14, the S.W. corner of said Tract 15, for corner;

S 49° 22' 28" E 462.64 ft. to a 1/2" Steel Pin found on the northeast side of said pasture road, at the S.S.E. corner of said Tract 15, the W.S.W. corner of said Tract 16, for corner;

S 77° 29' 55" E, at 300.82 ft. re-cross the south line of said Sur. No. 99, the north line of said Sur. No. 100; total 1032.60 ft. to a 1/2" Steel Pin found in the center of and at the east terminal of said pasture road, at the east terminal of said 60 ft. wide R.O.W. Easement; for the N.E. corner of said Tract 18, the N.W. corner of said Tract 19, for corner;

S 35° 20' 54" E, at 753.60 ft. pass a "60-D" Nail found in a small ring of rocks on the southeast edge of the top of a

ridge; and thence descending said ridge; total 1072.39 ft. to a 5/8" Steel Pin set on the southeast slope of said high ridge, for corner; and

THENCE S 85° 10' 34" E, crossing over said high ridge and descending the west steep bluff bank of said Pecos River, 1139.59 ft. to a 5/8" Steel Pin set on the west low bank of said Pecos River, in the east side of said Sur. No. 100, at the S.E. corner of said Goff 314.337 acres and said Tract 16; for the E.N.E. corner of said Green Property and said Tract 19, and the E.N.E. corner of this tract;

THENCE with the west low bank of said Pecos River and the east side of said Sur. No. 100; along the east side of said Green Property, the east sides of said Tracts 19 and 20 respectively, and the east side of this tract, unfenced, with 1/2" Steel Pins found at corners, as follows:

S 06° 29' 43" E 406.56 ft.;

S 05° 08' 59" E, at approximately 182 ft. pass the intersection of the west bank of said Pecos River with the center of the east terminal of said Big Fielder Draw (point in water); total 243.26 ft.; and

THENCE S 23° 58' 43" E 247.59 ft. to the place of BEGINNING:

NOTE: This described 302.820 acre tract is subject to said Fielder Draw county-maintained road, lying within and along a portion of its south side and crossing its S.W. corner; and is subject to a 30 ft. wide (south one-half of a 60 ft. wide) R.O.W. easement, lying within and along its upper north side, as mentioned herein.

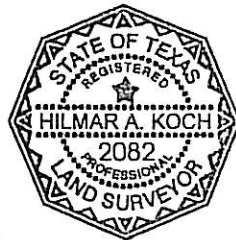
NOTE: Bearings noted herein are true geodetic bearings based on Global Positioning System (GPS) observations.

Surveyed: March 6 - 8, 2007.

Field Crew Personnel: Michael J. Koch
Jon Q. Koch

THE STATE OF TEXAS)
COUNTY OF MEDINA)

I, Hilmar A. Koch, a Registered Professional Land Surveyor of the State of Texas, do hereby state that the foregoing Field Notes description and accompanying plat correctly represent an actual survey made under my supervision, on the ground, on the date given.



Hilmar A. Koch

Registered Professional
Land Surveyor No. 2082