

**162.28 ACRES**

**THE STATE OF TEXAS}**

**THE COUNTY OF VICTORIA}**

**BEING** a 162.28 acre tract of land situated in the Martin De Leon Grant, Abstract 74, Victoria County, Texas, being a portion of that certain 1787.29 acre tract of land as conveyed from McShane Family, LP, to High Roller Land Investments, LLC, of record in Instrument No. 201401795 of the Official Records of Victoria County, Texas, said 162.28 acre tract of land being more fully described by metes and bounds as follows:

**BEGINNING** at an existing 5/8 inch diameter steel rebar with yellow cap stamped "URBAN SURVEYING INC" found to mark an interior corner of that certain 3483.65 acre tract of land as conveyed to H. K. Ranch, Inc., of record in Volume 923, Page 432 of the Deed Records of Victoria County, Texas, the Southern most corner of said 1787.29 acre tract and being the Southern most corner of the herein described tract;

**THENCE**, North 51 deg. 44' 25" West (called N 51 deg. 45' 18" W), at 200.00 feet pass a 5/8 inch diameter steel rebar with yellow cap stamped "URBAN SURVEYING INC" found for reference, and continuing for a total distance of 1671.56 feet to a 5/8 inch diameter steel rebar with yellow cap stamped "URBAN SURVEYING INC" set to mark the Western most corner of the herein described tract;

**THENCE**, as fenced, over and across said 1787.29 acre tract, the following courses and distances:

**THENCE**, North 57 deg. 38' 17" East, a distance of 1932.32 feet to a 5/8 inch diameter steel rebar with yellow cap stamped "URBAN SURVEYING INC" set;

**THENCE**, North 67 deg. 03' 29" East, a distance of 126.23 feet to a 5/8 inch diameter steel rebar with yellow cap stamped "URBAN SURVEYING INC" set;

**THENCE**, South 86 deg. 06' 51" East, a distance of 2021.16 feet to a 5/8 inch diameter steel rebar with yellow cap stamped "URBAN SURVEYING INC" set;

**THENCE**, North 13 deg. 41' 41" East, a distance of 58.74 feet to a 5/8 inch diameter steel rebar with yellow cap stamped "URBAN SURVEYING INC" set;

**THENCE**, North 40 deg. 02' 41" East, a distance of 32.34 feet to a 5/8 inch diameter steel rebar with yellow cap stamped "URBAN SURVEYING INC" set;

**THENCE**, North 25 deg. 54' 11" East, a distance of 68.59 feet to a 5/8 inch diameter steel rebar with yellow cap stamped "URBAN SURVEYING INC" set in the middle of a gravel roadway named Keeran Ranch Road;

**THENCE**, over and across said 1787.29 acre tract and along said roadway the following courses and distances:

**THENCE**, South 69 deg. 48' 57" East, a distance of 958.76 feet to a 5/8 inch diameter steel rebar with yellow cap stamped "URBAN SURVEYING INC" set;

**THENCE**, South 30 deg. 16' 16" East, a distance of 61.11 feet to a 5/8 inch diameter steel rebar with yellow cap stamped "URBAN SURVEYING INC" set;

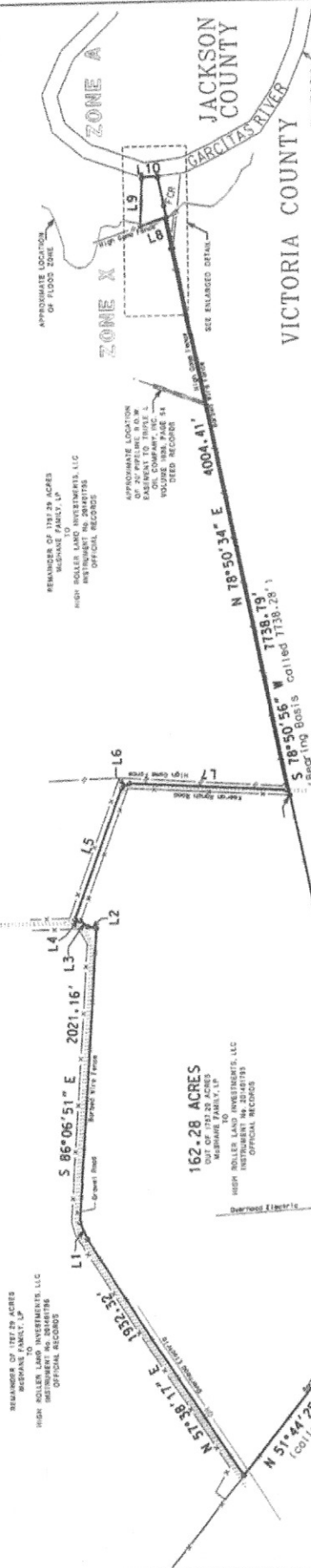
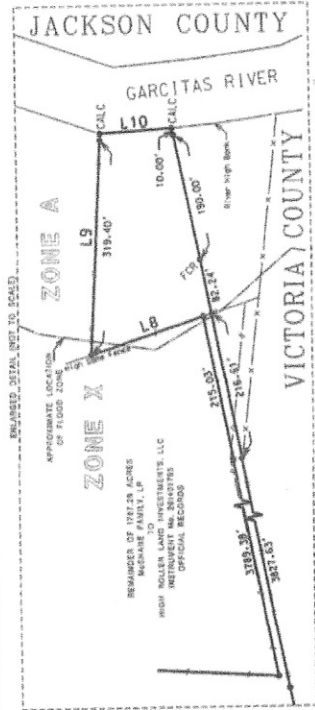
# FIELD NOTE DESCRIPTION

THE STATE OF TEXAS  
COUNTY OF VICTORIA

BEING A 162.28 ACRE TRACT OF LAND SITUATED IN THE MARTIN DE LEON GRANT, ABSTRACT 74 IN VICTORIA COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 1787.29 ACRE TRACT OF LAND AS CONVEYED FROM MCHANE FAMILY, LP, TO HIGH ROLLER LAND INVESTMENTS, LLC, OF RECORD INSTRUMENT NO. 201407188 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

## LEGEND

- ALL 6.66 ACRES OF HIGH TRANSMISSION STEEL REMAIN WITH YELLOW CAP STAMPED "URBAN SURVEYING INC." UNLESS OTHERWISE NOTED
- ROUND IRON YELLOW CAP STAMPED "URBAN SURVEYING INC."
- ROUND IRON YELLOW CAP STAMPED "URBAN SURVEYING INC."



162.28 ACRES  
OUT OF 1787.29 ACRES  
MCHANE FAMILY, LP  
HIGH ROLLER LAND INVESTMENTS, LLC  
INSTRUMENT NO. 201407188  
OFFICIAL RECORDS

3482.66 ACRES  
N.E. RANCH, INC.  
VOLUME 184, PAGE 412  
DEED RECORDS

FIELDNOTE POINT  
OF BEGINNING

## LINE DATUM

|     |                 |          |
|-----|-----------------|----------|
| L1  | - N 67°03'29" E | 126.23'  |
| L2  | - N 13°41'41" E | 58.74'   |
| L3  | - N 40°02'41" E | 32.34'   |
| L4  | - N 25°54'11" E | 68.59'   |
| L5  | - S 69°48'57" E | 958.76'  |
| L6  | - S 30°16'16" E | 61.11'   |
| L7  | - S 03°29'09" M | 1064.33' |
| L8  | - N 18°17'32" M | 172.98'  |
| L9  | - S 87°12'38" E | 329.40'  |
| L10 | - S 03°20'41" E | 105.78'  |



TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY:  
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED IN THE INSTRUMENT REFERENCED IN THE TITLE COMPANY'S INSTRUMENT, AND IS CORRECT AND THAT THERE ARE NO LAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED HIGHWAY.  
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE COUNTY OF VICTORIA, TEXAS, COMMUNITY PANEL NUMBER 48007-0228, THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE X, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AND THE SUBJECT PROPERTY IS NOT A SPECIAL FLOOD HAZARD AREA, DEPicted BY SCALED MAP LOCATION AND GRA-PHC PLOTTING ONLY.



SIGNED: *Wm. Patrick Hohl*  
WM. PATRICK HOHL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS No. 5553

## DIVISION SURVEY

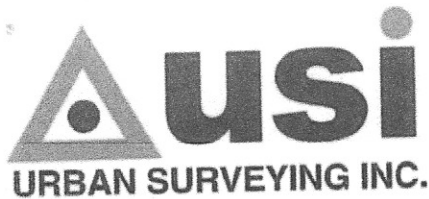
### PROJECT:

BEING A 162.28 ACRE TRACT OF LAND SITUATED IN THE MARTIN DE LEON GRANT, ABSTRACT 74 IN VICTORIA COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 1787.29 ACRE TRACT OF LAND AS CONVEYED FROM MCHANE FAMILY, LP, TO HIGH ROLLER LAND INVESTMENTS, LLC, OF RECORD INSTRUMENT NO. 201407188 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

### DESCRIPTION:

**Ausi**  
2004 N. COMMERCE ST., VICTORIA, TEXAS 77801  
(361) 578-8881 FAX (361) 578-1100  
194 E. FRENCH ST., CORPUS CHRISTI, TEXAS 77404  
(361) 277-3001 FAX (361) 277-3002  
12875 SILICON DRIVE, SAN ANTONIO, TEXAS 78249  
PHONE: (214) 261-8624 FAX (214) 261-8624

DGN BY: SWB  
DATE: 05/07/2014  
FILE: S20116  
JOB: S20116-00  
SHEET 1 OF 1



Firm Numbers - Victoria 10021100 Cuero 10193843 San Antonio 10021101

May 9, 2014

Lewis & Pierce LLP  
302 W. Forrest Ste. A  
Victoria, TX 77901

RE: Our Job No. S20116  
Your GF# 20141118V  
162.28 acres situated in the Martin DeLeon Grant,  
Abstract 74 in Victoria County, Texas

Dear Sirs,

I have reviewed the following documents recorded in the Deed Records of Victoria County and found that they do not affect the subject tract:

| <u>Volume</u> | <u>Page</u> |                |
|---------------|-------------|----------------|
| 337           | 412         | (Deed Records) |
| 458           | 236         | (Deed Records) |
| 1375          | 39          | (Deed Records) |
| 1425          | 829         | (Deed Records) |
| 217           | 38          | (Deed Records) |
| 242           | 81          | (Deed Records) |

Please do not hesitate to contact me if you have any questions.

Sincerely,

Wm. Patrick Hohlt, R.P.L.S.

WPH/mm

