

FIELD NOTES

33.48 Acres
As Fenced and Occupied
Out of Porcion 24, Abstract 7
Zapata County, Texas

A TRACT OF LAND CONTAINING 33.48 ACRES, more or less, comprised of 24.65 Acres out of Tract 37, Recorded in Volume 33, Pages 184-212, Zapata County Deed Records, and 8.83 Acres out of 10.39 Acres out of Tract 38, recorded in Volume 3, Pages 80-82, Minutes of the District Court of Zapata County, Texas, situated in Porcion 24, Abstract 7, Zapata County, Texas, and more particularly described by metes and bounds herewith;

BEGINNING at a found iron rod at (X: 1,778,148.66, Y: 392,752.55 NAD-27 Texas South Zone 4205 Grid Coordinates) on the South line of Alejandrenas County Road, the most Northerly corner hereof;

THENCE S35° 42' 16"E a distance of **975.79 Feet** with fence line, the Southwest line of said Alejandrenas County Road, to a fence corner at the most Northerly corner of a 500.00 Acre Tract out of Tract 37, conveyed to Maria del Refugio R. De Gutierrez, recorded in Volume 44, Pages 570-573, Z.C.D.R., the most Easterly corner hereof;

THENCE S54° 16' 38"W a distance of **1,489.24 Feet** with fence line along the Northwest line of aforementioned 500.00 Acre Tract out of Tract 37, to a fence corner, the most Southerly corner hereof;

THENCE N35° 50' 48"W a distance of **981.15 Feet** with fence line over and across aforementioned Tract 37, to a fence corner at the Southeast line of Alejandrenas County Road, the most Westerly corner hereof;

THENCE N54° 28' 59"E a distance of **1,491.68 Feet** with fence line, the Southeast line of said Alejandrenas County Road, to the **POINT OF BEGINNING**, and containing **33.48 Acres** of land, more or less.

ACCESSIBILITY TO PROPERTY:

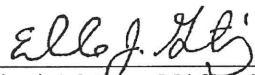
Alejandrenas County Road

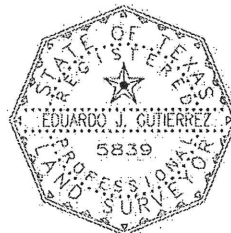
BASIS OF BEARING:

THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-27, AND TIED TO "PRS814269543932" AT:

X: 1749071.240
Y: 451212.369

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE FOREGOING "FIELD NOTES" AND ATTACHED "PLAT OF SURVEY" WERE PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.


Eduardo J. Gutierrez, R.P.L.S. No. 5839



10-28-20
Date:

FIELD NOTES

87.18 Acres

As Fenced and Occupied
Out of Porcion 24, Abstract 7
Zapata County, Texas

A TRACT OF LAND CONTAINING 87.18 ACRES, more or less, comprised of 38.09 called Acres, Tract 3, 46.06 Acres, Recorded in Volume 379, Pages 304-306, Z.C.D.R., 26.15 called Acres, Tract 4, 30.00 Acres, Recorded in Volume 379, Pages 304-306, Z.C.D.R., 7.65 Acres out of Tract 5, 7.77 Acres, Recorded in Volume 33, Pages 184-212, Z.C.D.R., 7.65 Acres out of Tract 6, 7.77 Acres, Recorded in Volume 33, Pages 184-212, Z.C.D.R., and 7.65 Acres out of Tract 7, 7.77 Acres, Recorded in Volume 33, Pages 184-212, Z.C.D.R., situated in Porcion 24, Abstract 7, Zapata county, Texas, and more particularly described by metes and bounds herewith;

BEGINNING at a fence corner at (X: 1,778,800.49, Y: 393,268.80 NAD-27 Texas South Zone 4205 Grid Coordinates) on the Northwest line of Alejandrenas County Road, the most Easterly corner of aforementioned Tract 7, the most Southerly corner of Share 9, 7.9 Acres, Rosa G. De Gutierrez Hrs., Recorded in Volume 84, Pages 294-303, Z.C.D.R., the most Easterly corner hereof;

THENCE S54° 24' 57"W a distance of **2,795.37 Feet** with fence line along the Northwest line of said Alejandrenas County Road, to a fence corner, the most Southerly corner hereof;

THENCE N35° 42' 32"W a distance of **1,257.66 Feet** with fence line, the Northeast line of Tract 2, 108.3 Acres, conveyed unto Juan Gutierrez, Recorded in Volume 33, Pages 184-212, Zapata County Deed Records, the Southwest line aforementioned Tract 3, to a ½" iron rod with a blue plastic cap labeled "PCE 100097-00", a point along the I.B.W.C. 307 Foot Elevation Survey Line, as Recorded in Falcon Dam Reservoir Area, I.B.W.C. Map No. L-1495-19, Volume 3, Page 34, Zapata County Map Records, a corner of Sub-Parcel 166.1, 5.503 Acres, as Recorded in Falcon Dam Reservoir Area, I.B.W.C. Map No. L-1495-19, Volume 3, Page 34, Zapata County Map Records, the most Southwesterly corner hereof;

THENCE, continuing along said I.B.W.C. 307 Foot Elevation Survey Line and Sub-Parcel 166.1 line the following calls:

N62° 39' 37"E a distance of **314.99 Feet** (Plat Bearing: N62° 46' 00"E) to a ½" iron rod with a blue plastic cap labeled "PCE 100097-00", a point of deflection hereof;

S25° 33' 23"E a distance of **614.94 Feet** (Plat Call: S25° 27' 00"E - 221.38 Vrs.) to a ½" iron rod with a blue plastic cap labeled "PCE 100097-00", a point of deflection hereof;

N03° 07' 37"E a distance of **584.22 Feet** (Plat Call: N03° 14' 00"E - 210.32 Vrs.) to a ½" iron rod with a blue plastic cap labeled "PCE 100097-00", a point of deflection hereof;

N47° 45' 23"W a distance of **459.81 Feet** (Plat Call: N47° 39' 00"W - 165.53 Vrs.) to 307 Elevation Marker (24-A-79) on fence line, common line between Porcion 24 and 25, the Southeast line of Remaining Portion of Cause No. 3095, Share 2, 1492, 25 Acres., B.M. Alexander, recorded in Volume 386, Pages 171-179, Zapata County Deed Records, the Northwest line of aforementioned Tract 3, 46.06 Acres, an exterior corner hereof;

THENCE N54° 49' 25"E a distance of **583.49 Feet** with fence line to a ½" iron rod with a blue plastic cap labeled "PCE 100097-00" on aforementioned 307 Elevation Line, a corner of Sub-Parcel 166.2, 3.702 Acres, as Recorded in Falcon Dam Reservoir Area, I.B.W.C. Map No. L-1495-19, Volume 3, Page 34, Zapata County Map Records an exterior corner hereof;

THENCE, continuing along said I.B.W.C. 307 Foot Elevation Survey Line and Sub-Parcel 166.2 line the following calls:

N88° 23' 37"E a distance of **257.98 Feet** (Plat Bearing: N88° 30' 00"E) to a ½" iron rod with a blue plastic cap labeled "PCE 100097-00", a point of deflection hereof;

S59° 10' 23"E a distance of **620.00 Feet** (Plat Call: S59° 04' 00"E - 223.20 Vrs.) to a ½" iron rod with a blue plastic cap labeled "PCE 100097-00", a point of deflection hereof;

N24° 52' 37"E a distance of **226.25 Feet** (Plat Call: N24° 59' 00"E - 81.45 Vrs.) to a ½" iron rod with a blue plastic cap labeled "PCE 100097-00", a point of deflection hereof;

N71° 58' 23"W a distance of **323.17 Feet** (Plat Call: N71° 52' 00"W - 116.34 Vrs.) to a ½" iron rod with a blue plastic cap labeled "PCE 100097-00", a point of deflection hereof;

N26° 42' 38"W a distance of **341.06 Feet** (Plat Call: N26° 27' 00"W - 122.83 Vrs.) to 307 Elevation Marker (25-A-1) on fence line, common line of Porcion 24 and 25, the Southeast line of aforementioned Remaining Portion of Cause No. 8095, the Northwest line of aforementioned Tract 4, 30.00 Acres, an exterior corner hereof;

THENCE N54° 10' 04"E a distance of **1,215.15 Feet** with said fence line, Northwest line of aforementioned Tract 4, 30.00 Acres, Tract 5, 7.77 Acres, Tract 6, 7.77 Acres, and Tract 7, 7.77 Acres to a fence corner, the most Northerly corner of said Tract 7, the most Westerly corner of aforementioned Share 9, the most Northerly corner hereof;

THENCE S35° 50' 13"E a distance of **1509.71 Feet** with fence line, Southwest line of said Share 9, Northeast line of said Tract 7, 7.77 Acres, to the **POINT OF BEGINNING**, and containing **87.18 Acres** of land, more or less.

ACCESSIBILITY TO PROPERTY:

Alejandrenas County Road

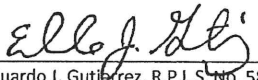
BASIS OF BEARING:

THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-27, AND TIED TO "PR5814269543932" AT:

X: 1749071.240

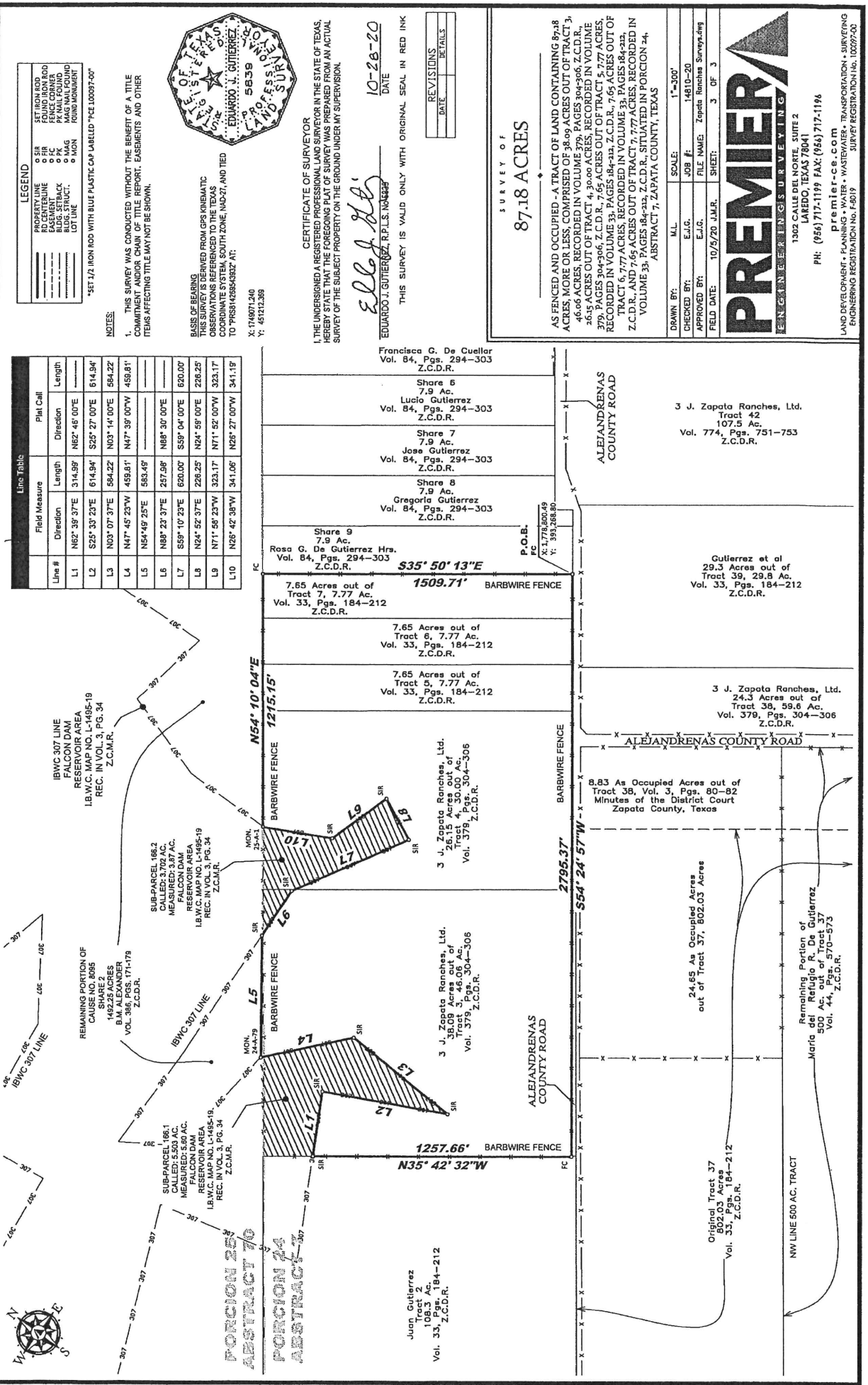
Y: 451212.369

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE FOREGOING "FIELD NOTES" AND ATTACHED "PLAT OF SURVEY" WERE PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.


Eduardo J. Gutierrez, R.P.L.S. No. 5839



10-28-20
Date:



LEGEND

PROPERTY LINE	SET BACK
FOUNDED ROAD	FOUNDED ROAD
FOUNDED CORNER	FOUNDED CORNER
FOUNDED TRACK	FOUNDED TRACK
FOUNDED STRUT	FOUNDED STRUT
FOUNDED LOT LINE	FOUNDED LOT LINE

NOTES:
1. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND/OR CHAIN OF TITLE REPORT, EASEMENTS AND OTHER ITEMS AFFECTING TITLE MAY NOT BE SHOWN.



CERTIFICATE OF SURVEYOR
I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.

EDUARDO J. GUTIERREZ, R.P.L.S. NO. 5839
DATE: 10-28-20
THIS SURVEY IS VALID ONLY WITH ORIGINAL SEAL IN RED INK

REVISIONS

DATE	DETAILS

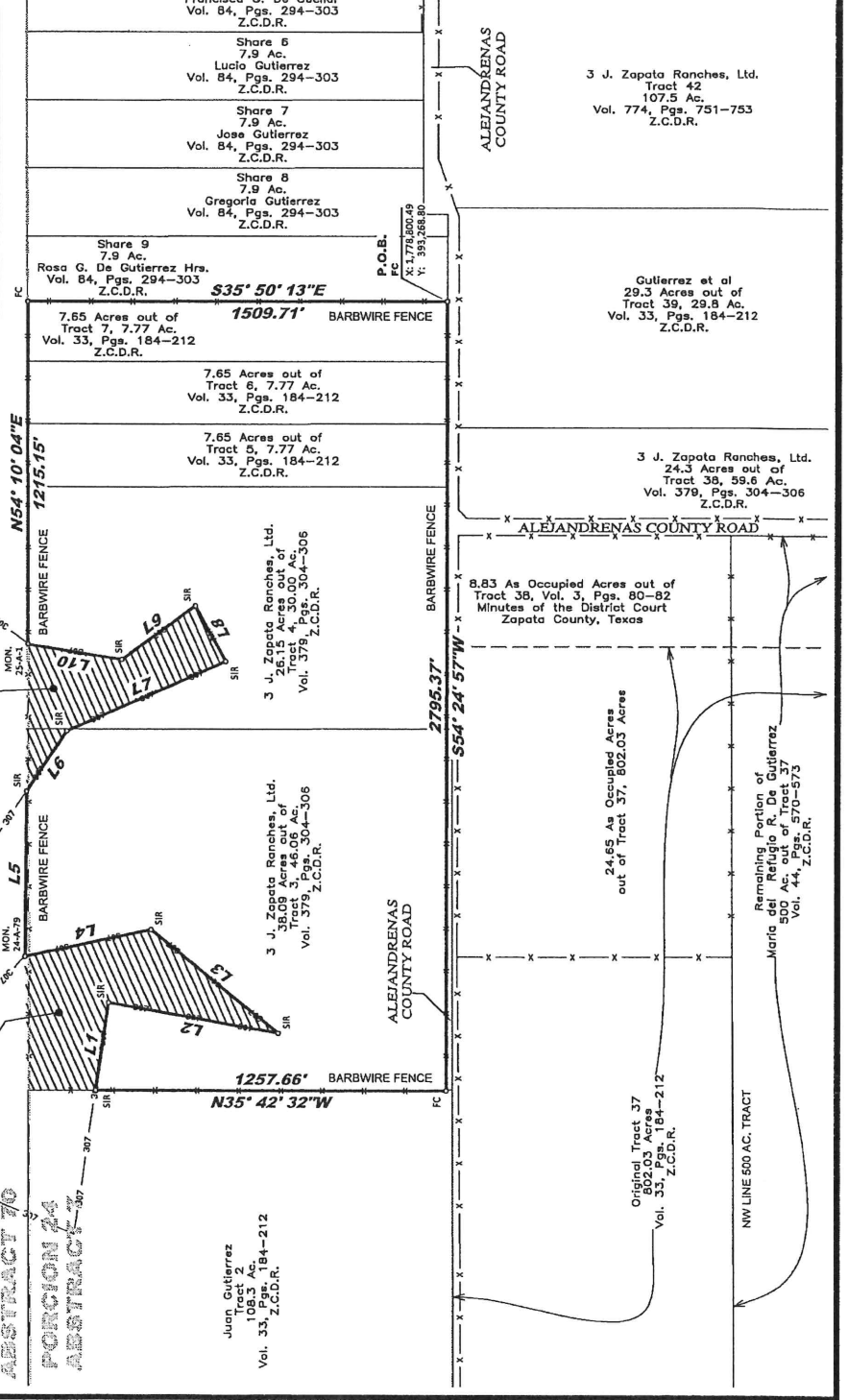
87.18 ACRES
AS FENCED AND OCCUPIED - A TRACT OF LAND CONTAINING 87.18 ACRES, MORE OR LESS, COMPRISED OF 38.09 ACRES OUT OF TRACT 3, 46.06 ACRES, RECORDED IN VOLUME 379, PAGES 304-306, Z.C.D.R., 26.15 ACRES OUT OF TRACT 4, 30.00 ACRES, RECORDED IN VOLUME 379, PAGES 304-306, Z.C.D.R., 7.65 ACRES OUT OF TRACT 5, 7.77 ACRES, RECORDED IN VOLUME 33, PAGES 184-212, Z.C.D.R., 7.65 ACRES OUT OF TRACT 6, 7.77 ACRES, RECORDED IN VOLUME 33, PAGES 184-212, Z.C.D.R., AND 7.65 ACRES OUT OF TRACT 7, 7.77 ACRES, RECORDED IN VOLUME 33, PAGES 184-212, Z.C.D.R., SITUATED IN PORCION 24, ABSTRACT 7, ZAPATA COUNTY, TEXAS

DRAWN BY:	M.L.	SCALE:	1"=300'
CHECKED BY:	E.J.G.	JOB #:	14810-20
APPROVED BY:	E.J.G.	FILE NAME:	Zapata Ranches Survey.dwg
FIELD DATE:	10/2/20 J.M.R.	SHEET:	3 OF 3

PREMIER
ENGINEERING & SURVEYING
1302 CALLE DEL NORTE, SUITE 2
LAREDO, TEXAS 78041
PH: (956) 717-1199 FAX: (956) 717-1196
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LAND DEVELOPMENT • PLANNING • WATER • WASTEWATER • TRANSPORTATION • SURVEYING
ENGINEERING REGISTRATION NO. 15807 SURVEY REGISTRATION NO. 10207-00

Line Table

Line #	Field Measure	Direction	Length	Plat Call
L1	N82° 39' 37"E	N82° 48' 00"E	614.94'	614.94'
L2	S25° 33' 23"E	S25° 27' 00"E	564.22'	564.22'
L3	N03° 07' 37"E	N03° 14' 00"E	459.81'	459.81'
L4	N47° 45' 23"W	N47° 39' 00"W	620.00'	620.00'
L5	N54° 49' 25"E	N54° 49' 25"E	620.00'	620.00'
L6	N88° 23' 37"E	N88° 30' 00"E	620.00'	620.00'
L7	S59° 10' 23"E	S59° 04' 00"E	620.00'	620.00'
L8	N24° 52' 37"E	N24° 59' 00"E	323.17'	323.17'
L9	N71° 50' 23"W	N71° 52' 00"W	341.06'	341.06'
L10	N25° 42' 38"W	N25° 27' 00"W	341.19'	341.19'



FIELD NOTES

189.58 Acres

As Fenced and Occupied
Out of Porcion 24, Abstract 7
Zapata County, Texas

A TRACT OF LAND CONTAINING 189.58 ACRES, more or less, comprised of 106.1 Acres out of Tract 42, 107.5 Acres, recorded in Volume 774, Pages 751-753, Z.C.D.R., Tract 40, 29.8 Acres, recorded in Volume 379, Pages 304-306, Z.C.D.R., 29.3 Acres out of Tract 39, 29.8 Acres, recorded in Volume 33, Pages 184-212, Z.C.D.R., and 24.3 Acres out of Tract 38, 59.6 Acres, recorded in Volume 379, Pages 304-306, Z.C.D.R., situated in Porcion 24, Abstract 7, Zapata County, Texas, and more particularly described by metes and bounds herewith;

BEGINNING at a found iron rod at (X: 1,782,136.14, Y: 391,535.39 NAD-27 Texas South Zone 4205 Grid Coordinates) on the common division line of Porcion 23 and 24, the East corner of aforementioned Tract 42, the most Southerly corner of Tract 41, 555.14 Acres, conveyed to Eufemia Gutierrez, Volume 33, Pages 184-212, Zapata County Deed Records, an interior corner of "Partition Deed", Parcel 'A', 98.29 Acres, conveyed to Rurico Gutierrez, et. al., Volume 477, Pages 575-601, Zapata County Deed Records, the most Easterly corner hereof;

THENCE S54° 14' 24"W with fence line along the common division line of Porcion 23 and 24, the Southeast line of aforementioned Tracts 42, 40, and 24.3 Acres out of Tract 38, the Northwest line of aforementioned Parcel 'A', and Share No. 2, 685.8 Acres, conveyed to Maria del Refugio R. de Gutierrez, et al, recorded in Volume 32, Pages 319-330, Deed Records of Zapata County, Texas, and Tract E-1, 15.79 Acres out of Share E, conveyed to Carlos Gerardo Rodriguez, 78.17 Acres, Guadalupe G. Jones, Volume 840, Pages 392-394, Deed Records Zapata County, Texas, passing a found 2" pipe at **703.52 Feet**, an exterior corner of said Parcel 'A', a found 1" pipe at **1323.62 Feet**, the most Northerly corner of said Tract E-1, and continuing a total distance of **2,460.16 Feet** to a fence corner at the Northeast line of Alejandrenas County Road, the most Westerly Northwest corner of said Tract E-1, the most Southerly corner hereof;

THENCE N35° 49' 33"W a distance of **3,287.60 Feet** with fence line along the Southwest line of aforementioned 24.3 Acres out of Tract 38, the Northeast line of said Alejandrenas County Road, to a fence corner, a clip corner hereof;

THENCE N09° 43' 56"E a distance of **43.55 Feet** with fence line along the East line of said Alejandrenas County Road, to a fence corner, a clip corner hereof;

THENCE N54° 30' 37"E a distance of **1039.63 Feet** with fence line, the Southeast line of said Alejandrenas County Road, to a fence corner, a point of deflection hereof;

THENCE N34° 19' 15"E a distance of **217.55 Feet** with fence line, continuing with the Southeast line of said Alejandrenas County Road, to a found ½" iron rod, a point of inflection hereof;

THENCE N54° 25' 03"E a distance of **1,191.74 Feet** with fence line, continuing with the Southeast line of said Alejandrenas Road, to a fence corner, the most Northerly corner of aforementioned 106.1 Acres out of Tract 42, on the Southwest line of aforementioned Parcel 'A' and Tract 41, the most Northerly corner hereof;

THENCE S35° 42' 33"E a distance of **3,383.65 Feet** along the Northeast line of aforementioned Tract 42, the Southwest line of aforementioned Parcel 'A' and Tract 41, to the **POINT OF BEGINNING**, and containing **189.58 Acres** of land, more or less.

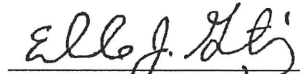
ACCESSIBILITY TO PROPERTY:
Alejandrenas County Road

BASIS OF BEARING:

THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-27, AND TIED TO "PRS814269543932" AT:

X: 1749071.240
Y: 451212.369

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE FOREGOING "FIELD NOTES" AND ATTACHED "PLAT OF SURVEY" WERE PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.


Eduardo J. Gutierrez, R.P.L.S. No. 5839



10-28-20
Date:

