

EXHIBIT A
TRACT 1 – 315.45 ACRES
OUT OF TRACT 4 OF THE PARTITION OF THE JOSE A. SALINAS ESTATE
IN PORCION 109 AND 110,
ANCIENT JURISDICTION OF CAMARGO, MEXICO, NOW STARR COUNTY, TEXAS
FIELD NOTES

BEING A 315.45 ACRES TRACT OF LAND, LYING AND SITUATED IN STARR COUNTY, TEXAS, SAID 315.45 ACRES TRACT BEING OUT AND FORMING A PART OR PORTION OF TRACT No. 4 OF THE PARTITION OF THE JOSE A. SALINAS ESTATE IN PORCION 109 AND 110, ANCIENT JURISDICTION OF CAMARGO, MEXICO, NOW STARR COUNTY, TEXAS;

SAID TRACT No. 4 OF THE PARTITION OF THE JOSE A. ESTATE DESCRIBED IN PARTITION DEED RECORDED IN VOLUME 67, PAGE 299 OF THE DEED RECORDS OF STARR COUNTY, TEXAS;

SAID 315.45 ACRES TRACT BEING THE SAME LAND DESCRIBED AS THE "FIRST TRACT: 315.23 ACRES" OF THE "FOURTH PART" IN PARTITION AGREEMENT, RECORDED IN VOLUME 1525, PAGE 594, DEED RECORDS OF STARR COUNTY, TEXAS;

AND SAID "FIRST TRACT: 315.23 ACRES" OF THE "FOURTH PART" BEING OUT OF A CALLED "SECOND TRACT: 905.97 ACRES" OF THE "FIRST PART" DESCRIBED IN PARTITION DEED, RECORDED IN VOLUME 1193, PAGE 402, DEED RECORDS OF STARR COUNTY, TEXAS;

SAID 315.45 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH CAPPED IRON ROD SET, THE NORTHEAST CORNER OF THE SAID TRACT No. 4, SAME BEING A POINT ON THE EAST LINE OF PORCION 109, AND SAME POINT BEING THE NORTHEAST CORNER OF A CALLED "SECOND TRACT: 384.24 ACRES" OF THE "THIRD PART" DESCRIBED IN THE SAID PARTITION DEED RECORDED IN VOLUME 1193, PAGE 402, DEED RECORDS OF STARR COUNTY, TEXAS;

THENCE S 53° 56' 53" W IN THE GENERAL DIRECTION OF FENCE ALONG THE EAST LINE OF PORCION 109, SAME BEING ALONG THE EAST LINE OF THE SAID TRACT No. 4, PASSING AT 4,876.06 FEET A SUN OIL ROD FOUND AT THE MOST WESTERLY NORTHWEST CORNER OF PORCION 103, AND CONTINUING FOR A TOTAL DISTANCE OF 5,038.27 FEET TO A 1/2-INCH CAPPED IRON ROD SET, THE SOUTHEAST CORNER OF THE SAID "SECOND TRACT: 384.24 ACRES" TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING**;

THENCE S 53° 56' 53" W IN THE GENERAL DIRECTION OF FENCE ALONG THE EAST LINE OF PORCION 109, SAME BEING ALONG THE EAST LINE OF THE SAID TRACT No. 4, PASSING AT 6,470.04 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE APPARENT NORTH RIGHT-OF-WAY LINE OF A COUNTY ROAD (NO RECORD DOCUMENT FOUND) MOST COMMONLY KNOWN AS "LAS ESCOBAS ROAD" AND SAID COUNTY ROAD BEING CALLED OUT IN THE SAID PARTITION AGREEMENT, RECORDED IN VOLUME 1525, PAGE 594, DEED RECORDS OF STARR COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 6,490.90 FEET TO A COTTON-PICKER-SPINDLE SET ON THE CENTERLINE OF THE SAID COUNTY ROAD (NO RECORD DOCUMENT FOUND), FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 19° 33' 57" W ALONG THE CENTERLINE OF THE SAID COUNTY ROAD (NO RECORD DOCUMENT FOUND), A DISTANCE OF 1,272.48 FEET TO A COTTON-PICKER-SPINDLE SET, THE SOUTHEAST CORNER OF A CALLED 444.22 ACRES TRACT

DESCRIBED IN THE SAID PARTITION AGREEMENT, RECORDED IN VOLUME 1525, PAGE 594, DEED RECORDS OF STARR COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 42° 15' 31" E IN THE GENERAL DIRECTION OF FENCE ALONG THE EAST LINE OF THE SAID 444.22 ACRES TRACT, PASSING AT 22.69 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE APPARENT NORTH RIGHT-OF-WAY LINE OF THE SAID COUNTY ROAD (NO RECORD DOCUMENT FOUND), PASSING AT 1,378.56 FEET A 1/2-INCH IRON ROD FOUND IN LINE, PASSING AT 5,373.40 FEET A 1/2-INCH IRON ROD FOUND IN LINE, AND CONTINUING FOR A TOTAL DISTANCE OF 7,300.65 FEET TO A 1/2-INCH IRON ROD FOUND, THE NORTHEAST CORNER OF THE SAID 444.22 ACRES TRACT, SAME BEING A POINT ON THE SOUTH LINE OF THE SAID "SECOND TRACT: 384.24 ACRES" TRACT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 35° 28' 48" E IN THE GENERAL DIRECTION OF FENCE ALONG THE SOUTH LINE OF THE SAID "SECOND TRACT: 384.24 ACRES" TRACT, A DISTANCE OF 1,784.95 FEET TO A 1/2-INCH IRON ROD FOUND, A CORNER OF THE SAID "SECOND TRACT: 384.24 ACRES" TRACT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 11° 33' 07" W IN THE GENERAL DIRECTION OF FENCE ALONG THE SOUTH LINE OF THE SAID "SECOND TRACT: 384.24 ACRES" TRACT, A DISTANCE OF 1,356.29 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 315.45 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.59 ACRES LIES WITHIN THE SAID COUNTY ROAD (NO RECORD DOCUMENT FOUND) APPARENT RIGHT-OF-WAY .

I, IVAN GARCIA, CERTIFY THAT THE ABOVE FIELD NOTES AND PLAT REPRESENT AN ACTUAL SURVEY ON THE GROUND MADE UNDER MY SUPERVISION AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.



3/14/18

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