



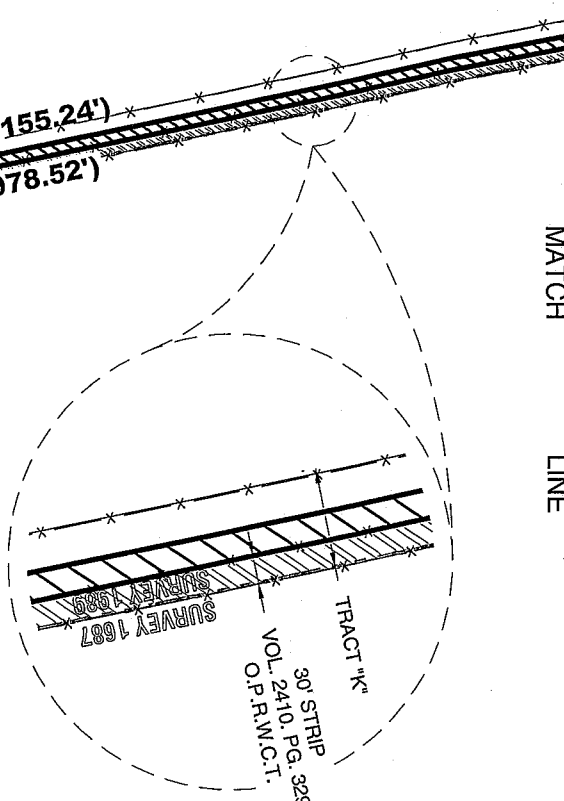
SURVEY 1989  
T.M.R.R.  
A-1810

2000 ACRES  
4R MINERALS, LTD.  
VOL. 551, PG. 360  
D.R.W.C.T.

SURVEY 1988  
RAFAEL TREJO  
A-2475

SURVEY 1989  
SURVEY 1988

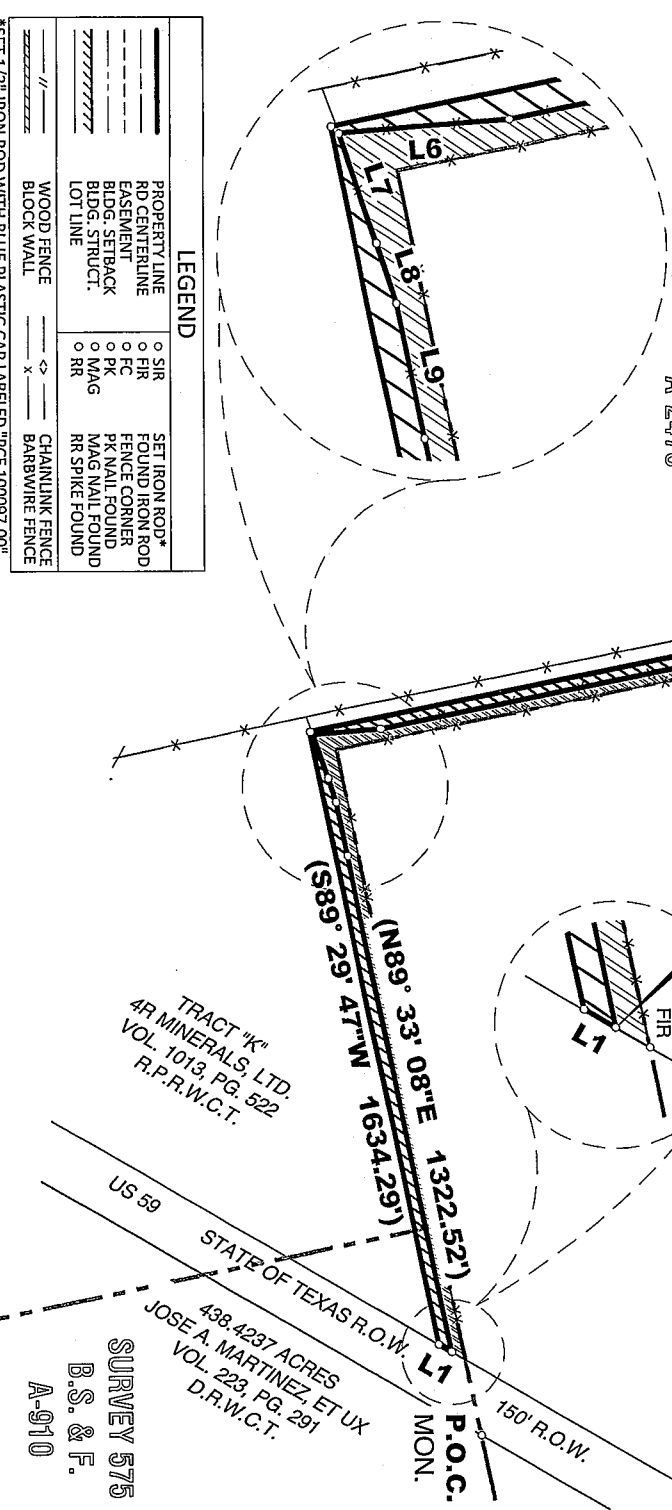
(N00° 04' 57" E 8155.24')  
(S00° 04' 57" W 7978.52')



MATCH LINE

SURVEY 1687  
WEBB COUNTY SCHOOL LAND  
A-1890

Line #	Direction	Length
L1	S41° 08' 17" W	38.79'
L6	S06° 52' 24" W	181.17'
L7	N81° 48' 19" E	121.04'
L8	N83° 28' 41" E	65.86'
L9	N89° 14' 19" E	143.46'



LEGEND	
—	PROPERTY LINE
—	R/D CENTERLINE
—	EASEMENT
—	BLDG. SETBACK
—	BLDG. STRUCT.
—	LOT LINE
—	WOOD FENCE
—	BLOCK WALL
—	CHAINLINK FENCE
—	BARB WIRE FENCE
○	SIR
○	HR
○	FC
○	PK
○	MAG
○	RR
○	SET IRON ROD*
○	FOUND IRON ROD
○	FENCE CORNER
○	PK NAIL FOUND
○	MAG NAIL FOUND
○	RR SPIKE FOUND

NOTE:  
1. THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83, AND TIED TO CORRS CONTROL BASE, T' AT: X=665805.806; Y=17092557.087

BASIS OF BEARING  
A FOUND IRON ROD AT THE EAST CORNER OF A 57.4571-ACRE TRACT, AND A FOUND 3/8-INCH DIAMETER IRON ROD THAT BEARS S00°04'57"W 2.02' FROM THE NORTHEAST CORNER OF SAID 57.4571-ACRE TRACT, AS RECORDED IN VOLUME 1013, PAGES 522-525, DEED RECORDS, WEBB COUNTY, TEXAS

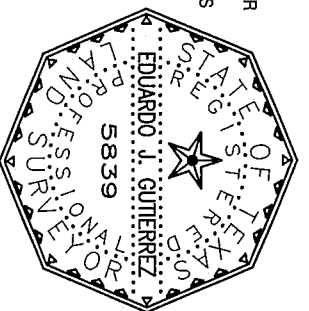
DEED: M113641\*W 8332.73  
MEASURED: N11°10'46"W 8330.76

(CALLS IN PARENTHESIS FROM RECORDED PLAT CORNERS)

CERTIFICATE OF SURVEYOR

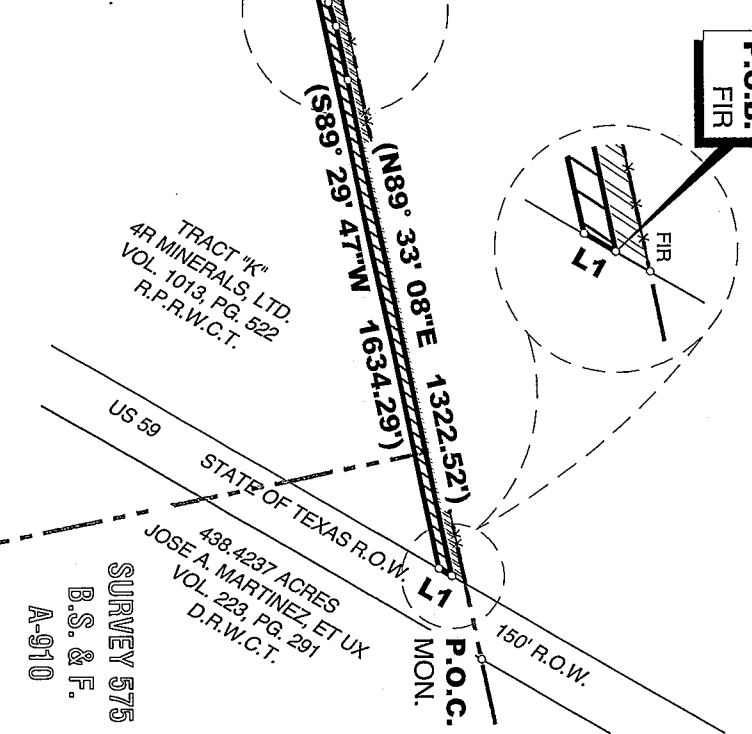
EDUARDO J. GUTIERREZ, R.P.L.S. No. 5839

DATE: 8-17-16



1. 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  
THIS SURVEY IS VALID ONLY WITH ORIGINAL SEAL IN RED INK  
ENGINEERING REGISTRATION NO. F-8019



LEGAL DESCRIPTION  
A STRIP OF LAND 30 FOOT WIDE CONTAINING 6.66 ACRES, PARALLEL AND WITH AN EXISTING 30-FOOT WIDE STRIP OF LAND, 6.92 ACRES PREPARED BY HOWLAND ENGINEERING AND SURVEYING COMPANY, RECORDED IN VOLUME 2410, PAGES 329-333, OFFICIAL PUBLIC RECORDS WEBB COUNTY, TEXAS, OUT OF TRACT "K", CONVEYED TO 4R MINERALS, LTD., A 57.4571-ACRE TRACT, RECORDED IN VOLUME 1013, PAGES 522-525, REAL PROPERTY RECORDS WEBB COUNTY, TEXAS, SITUATED IN SURVEY 1988, RAFAEL TREJO ORIGINAL GRANTEE, ABSTRACT 2475, SURVEY 1989, T.M.R.R. ORIGINAL GRANTEE, ABSTRACT 1810, SURVEY 1990, MARGARITO HERRERA ORIGINAL GRANTEE, ABSTRACT 2292, WEBB COUNTY, TEXAS

DRAWN BY:	J.A.T.	SCALE:	1"=500'
CHECKED BY:	A.X.C.	JOB #:	9882-16
APPROVED BY:	E.J.G.	FILE NAME:	PCE - 9882-16.dwg
FIELD DATE:	08/12/2016	HR	SHEET: 1 OF 4

**PREMIER** ENGINEERING & SURVEYING

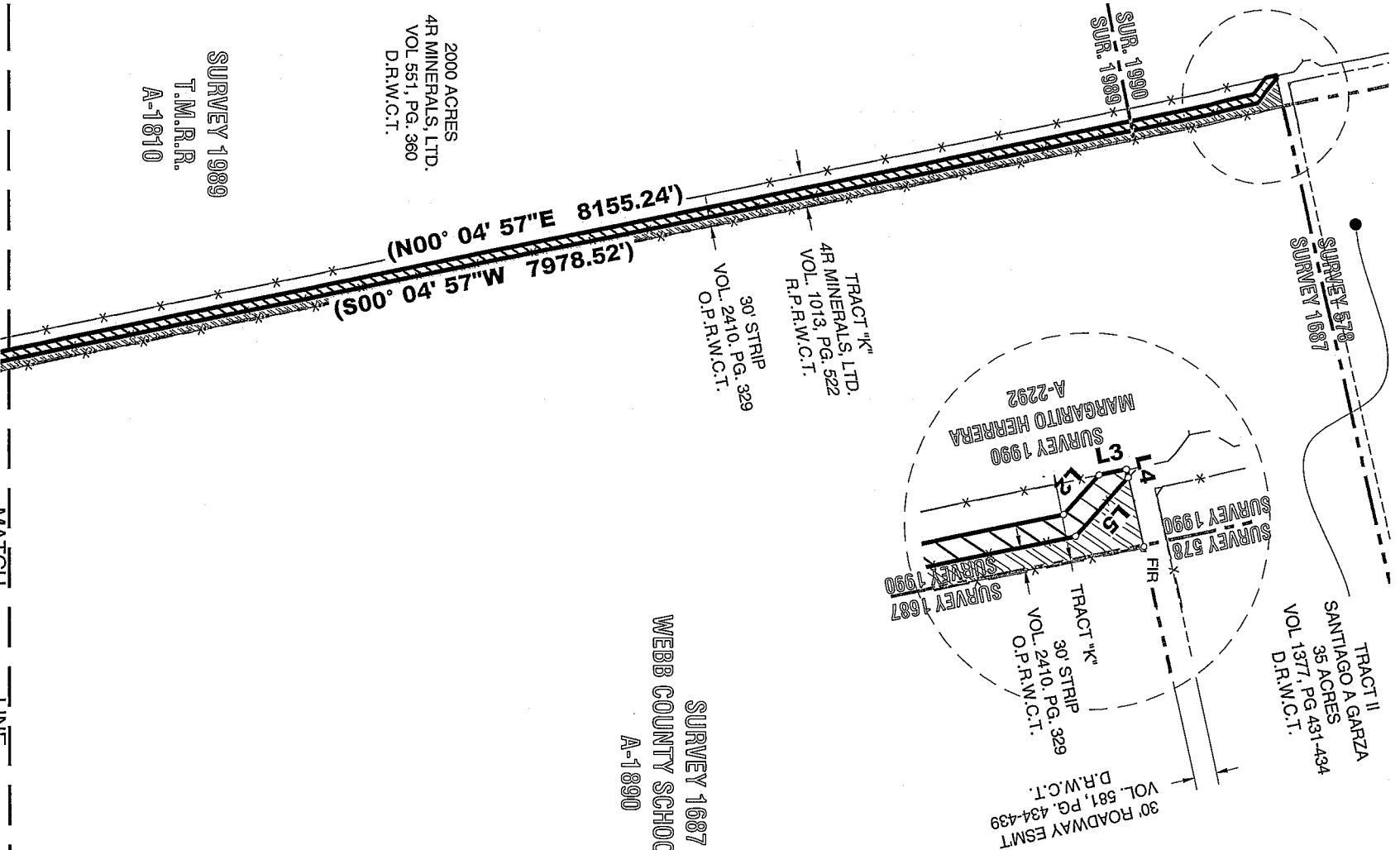
1302 CALLE DEL NORTE, SUITE 2  
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PH: (956) 717-1199 FAX: (956) 717-1196  
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LAND DEVELOPMENT • PLANNING • WATER • WASTEWATER • TRANSPORTATION • SURVEYING



Line Table		
Line #	Direction	Length
L2	N36° 07' 55"W	67.73'
L3	N00° 05' 20"E	36.06'
L4	N88° 55' 08"E	10.62'
L5	S36° 07' 55"E	100.54'

SURVEY 1687  
WEBB COUNTY SCHOOL LAND  
A-1890



2000 ACRES  
4R MINERALS, LTD.  
VOL 551, PG. 360  
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SURVEY 1989  
T.M.R.R.  
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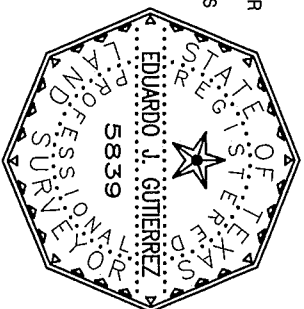
LEGEND	
——	PROPERTY LINE
——	RD CENTERLINE
——	EASEMENT
——	BLDG. SETBACK
——	BLDG. STRUCT.
——	LOT LINE
——	WOOD FENCE
——	BLOCK WALL
○	SIR
○	FR
○	FC
○	PK
○	MAG
○	RR
○	SET IRON ROD*
○	FOUND IRON ROD
○	FENCE CORNER
○	PK NAIL FOUND
○	MAG NAIL FOUND
○	RR SPIKE FOUND
——	CHAINLINK FENCE
——	BARBWIRE FENCE

\*SET 1/2" IRON ROD WITH BLUE PLASTIC CAP LABELED "PCE 100097-00"

BASIS OF BEARING  
A FOUND IRON ROD AT THE EAST CORNER OF A  
57.4571-ACRE TRACT, AND A FOUND 3/8-INCH DIAMETER  
IRON ROD THAT BEARS S00°04'57"W 2.02' FROM THE  
NORTHEAST CORNER OF SAID 57.4571-ACRE TRACT AS  
RECORDED IN VOLUME 1013, PAGES 522-525, DEED  
RECORDS, WEBB COUNTY, TEXAS

DEED: N1°36'41"W 8332.73'  
MEASURED: N1°10'46"W 8330.76'

(CALLS IN PARENTHESIS FROM RECORDED PLAT  
CORNERS)



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  
THIS SURVEY IS VALID ONLY WITH ORIGINAL SEAL IN RED INK  
ENGINEERING REGISTRATION NO. F-8019

DATE  
8-17-16

NOTE:  
1. THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS  
REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83, AND  
TIED TO CORNS CONTROL BASE, 1° AT: X=665805.806, Y=17092557.087

LEGAL DESCRIPTION		
A STRIP OF LAND 30 FOOT WIDE CONTAINING 6.66 ACRES, PARALLEL AND WITH AN EXISTING 30-FOOT WIDE STRIP OF LAND, 6.92 ACRES PREPARED BY HOWLAND ENGINEERING AND SURVEYING COMPANY, RECORDED IN VOLUME 2410, PAGES 329-333, OFFICIAL PUBLIC RECORDS WEBB COUNTY, TEXAS, OUT OF TRACT "K", CONVEYED TO 4R MINERALS, LTD., A 57.4571-ACRE TRACT, RECORDED IN VOLUME 1013, PAGES 522-525, REAL PROPERTY RECORDS WEBB COUNTY, TEXAS, SITUATED IN SURVEY 1988, RAFAEL TELLO ORIGINAL GRANTEE, ABSTRACT 2475, SURVEY 1989, T.M.R.R. ORIGINAL GRANTEE, ABSTRACT 1810, SURVEY 1990, MARGARITO HERRERA ORIGINAL GRANTEE, ABSTRACT 2292, WEBB COUNTY, TEXAS		
DRAWN BY:	J.A.T.	SCALE: 1"=500'
CHECKED BY:	A.X.C.	JOB #: 9882-16
APPROVED BY:	E.J.G.	FILE NAME: PCE - 9882-16.dwg
FIELD DATE:	08/12/2016 HR	SHEET: 2 OF 4

# PREMIER

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A STRIP OF LAND 30 FOOT WIDE CONTAINING 6.66 ACRES, PARALLEL AND WITH AN EXISTING 30-FOOT WIDE STRIP OF LAND, 6.92 ACRES PREPARED BY HOWLAND ENGINEERING AND SURVEYING COMPANY, RECORDED IN VOLUME 2410, PAGES 329-333, OFFICIAL PUBLIC RECORDS WEBB COUNTY, TEXAS, OUT OF TRACT "K", A 57.4571-ACRE TRACT, CONVEYED TO 4R MINERALS, LTD., RECORDED IN VOLUME 1013, PAGES 522-525. REAL PROPERTY RECORDS WEBB COUNTY, TEXAS, SITUATED IN SURVEY 1988, RAFAEL TREJO ORIGINAL GRANTEE, ABSTRACT 2475, SURVEY 1989, T.M.R.R. ORIGINAL GRANTEE, ABSTRACT 1810, SURVEY 1990, MARGARITO HERRERA ORIGINAL GRANTEE, ABSTRACT 2292, WEBB COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A FOUND MONUMENT AT THE SOUTHEAST MARGIN OF US HIGHWAY 59, A 150-FOOT WIDE RIGHT-OF-WAY, RECORDED IN VOLUME 149, PAGE 272, DEED RECORDS, WEBB COUNTY, TEXAS, THE NORTH LINE OF SURVEY 575, B.S. & F ORIGINAL GRANTEE, ABSTRACT 910, AND THE SOUTH LINE OF SURVEY 1687, WEBB COUNTY SCHOOL LAND, ABSTRACT 1890, THENCE S89°41'15"W, OVER AND ACROSS US HIGHWAY 59, THE SOUTH LINE OF SURVEY 1687, AND NORTH LINE OF SURVEY 575, AT 201.65 FEET TO AN IRON ROD FOUND AT THE MOST EASTERLY CORNER OF SAID 30-FOOT PREPARED BY HOWLAND ENGINEERING AND SURVEYING COMPANY AND EAST CORNER OF TRACT K, AND THE NORTHWEST MARGIN OF US HIGHWAY 59, AT GRID COORDINATES (X:762444.03, Y:17122948.43), THENCE WITH THE NORTHWEST MARGIN OF US HIGHWAY 59, AND A SOUTHEAST LINE OF SAID 30-FOOT WIDE STRIP, AT 41.49 FEET TO A POINT AT GRID COORDINATES (X:762418.74 Y: 17122917.18), FROM WHICH AN IRON ROD FOUND BEARS S36°19'20"E 0.26 FEET, FROM THE MOST SOUTHERLY CORNER OF SAID 30-FOOT WIDE STRIP, THE EASTERLY CORNER HEROF AND TRUE POINT OF BEGINNING;

THENCE WITH THE NORTHWEST MARGIN OF SAID US HWY 59, S41°08'17"W, AT 38.79 FEET TO A 1/2-INCH DIAMETER IRON ROD WITH BLUE PLASTIC CAP LABELED "PCE 100097-00", THE MOST SOUTHERLY CORNER HEREOF;

THENCE ACROSS AND UPON SAID TRACT "K", THE FOLLOWING CALLS:

THENCE S89°29'47"W, AT 1,634.29 FEET, TO A 1/2-INCH DIAMETER IRON ROD WITH BLUE PLASTIC CAP LABELED "PCE 100097-00", THE MOST SOUTHERLY CORNER HEREOF;

THENCE N00°04'57"E, AT 8,155.24 FEET, TO A 1/2-INCH DIAMETER IRON ROD WITH BLUE PLASTIC CAP LABELED "PCE 100097-00" SET, ON LINE ADJACENT TO SAID 30-FOOT WIDE STRIP, AN INTERIOR CORNER HEROF;

THENCE N36°07'55"W, AT 67.73 FEET, TO A 1/2-INCH DIAMETER IRON ROD WITH BLUE PLASTIC CAP LABELED "PCE 100097-00" SET UNDER FENCE LINE SEPARATING SAID TRACT "K" AND A 2,000-ACRE TRACT, CONVEYED TO 4R MINERALS, LTD., RECORDED IN VOLUME 551, PAGES 360-363, DEED RECORDS, WEBB COUNTY, TEXAS, AN EXTERIOR CORNER HEREOF;

THENCE N00°05'20"E, WITH THE NORTHEAST LINE OF SAID 2,000 ACRES, AT 36.06 FEET TO A 1/2-INCH DIAMETER IRON ROD WITH BLUE PLASTIC CAP LABELED "PCE 100097-00" SET UNDER SAID FENCE LINE SEPARATING TRACT "K" AND SAID 2,000 ACRES, THE CORNER OF AN EXISTING 30-FOOT WIDE ROADWAY EASEMENT, RECORDED IN VOLUME 2410, PAGE 329, OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, OUT OF TRACT II, A 35-ACRE TRACT, CONVEYED TO SANTIAGO A GARZA, RECORDED IN VOLUME 1337, PAGES 431-434, DEED RECORDS, WEBB COUNTY, TEXAS, THE WESTERLY CORNER OF TRACT "K" AND THE WESTERLY CORNER HEREOF;

THENCE N88°55'08"E, WITH THE NORTHWEST LINE OF SAID TRACT "K", AND SOUTHEAST LINE OF SAID TRACT II, AT 10.62 FEET, TO A 1/2-INCH DIAMETER IRON ROD WITH BLUE PLASTIC CAP LABELED "PCE 100097-00" SET ON THE NORTHWEST LINE OF SAID TRACT "K", THE WESTERLY CORNER OF SAID 30-FOOT WIDE STRIP BY HOWLAND ENGINEERING AND SURVEYING COMPANY, A POINT OF DEFLECTION HEREOF;

THENCE CONTINUING WITH FENCE, ACROSS, UPON SAID TRACT "K", AND ADJACENT TO SAID 30-FOOT WIDE STRIP BY HOWLAND ENGINEERING AND SURVEYING COMPANY, THE FOLLOWING CALLS:

THENCE S36°07'55"E, AT 100.54 FEET, TO AN 8-INCH DIAMETER FENCE CORNER POST, AN EXTERIOR CORNER HEREOF;

THENCE S00°04'57"W, AT 7,978.52 FEET, TO A POINT OF DEFLECTION HEREOF;

THENCE S06°52'24"W, AT 181.17 FEET, TO A POINT, AN INTERIOR CORNER HEREOF;

THENCE N81°48'19"E, AT 121.04 FEET, TO A POINT OF DEFLECTION HEREOF;

THENCE N83°28'41"E, AT 65.86 FEET, TO A POINT OF DEFLECTION HEREOF;

THENCE N89°14'19"E, AT 143.46 FEET, TO A POINT OF DEFLECTION HEREOF;

THENCE N89°33'08"E, AT 1,322.52 FEET, TO THE POINT OF BEGINNING AND CONTAINING 6.66 ACRES, MORE OR LESS.

BASIS OF BEARING

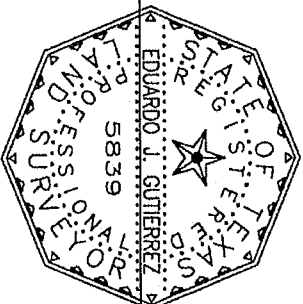
THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83, AND TIED TO CORNS CONTROL "BASE 1" AT X: 665805.81, Y: 17092557.09, MONUMENTATION HELD FOR ROTATIONAL CONTROL AS FOLLOWS: A FOUND IRON ROD AT THE EAST CORNER OF A 57.4571-ACRE TRACT, AND A FOUND 3/8-INCH DIAMETER IRON ROD THAT BEARS S00°04'57"W 2.02' FROM THE NORTHEAST CORNER OF SAID 57.4571-ACRE TRACT, AS RECORDED IN VOLUME 1013, PAGES 522-525, DEED RECORDS, WEBB COUNTY, TEXAS

DEED: N11°36'41"W 8332.73'  
MEASURED: N11°10'46"W 8330.76'

SURVEYOR'S CERTIFICATE

STATE OF TEXAS:  
COUNTY OF WEBB:  
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



8-17-16  
DATE: