

# EXHIBIT

## Survey of

The surface only of a 17.61 acre tract of land out of a 39.244 acre tract of land, as described in deed recorded in Volume 565, Page 104, Deed Records, Webb County, Texas, Situated in Porcion 31, Jose Trevino, Abstract 3116 and Porcion 32, Antonio Trevino, Abstract 296, Webb County, Texas

### BASIS OF BEARINGS:

A 1/2" Iron Rod found at the the northwest corner of Parcel 2 and a 1/2" Iron Rod found at the northeast corner of Parcel 3 Called N 73°25' E - 946.58', but found through GPS observation to be N 73°08'20" E - 946.72'.



Tex-Mex Railroad

Porcion 31  
Jose Trevino  
Abstract 3116

Tract 26  
Laredo Ranchettes, Inc.  
Vol. 2, Pg. 230  
P.R.W.C.T.

Porcion 31  
Porcion 32

Tract 15  
Laredo Ranchettes, Inc.  
Vol. 2, Pg. 230  
P.R.W.C.T.

60' Road Easement  
Vol. 1587, Pg. 774  
D.R.W.C.T.

Found Fence Corner  
from which a found 1/2"  
Iron Rod bears  
N 87°56'40" E, 60.03'

Porcion 32  
Antonio Trevino  
Abstract 296

Tract 14  
Laredo Ranchettes, Inc.  
Vol. 2, Pg. 230  
P.R.W.C.T.

Tract 1  
Memorial Gardens Cemetery  
Laredo Ranchettes, Inc.  
Vol. 2, Pg. 230  
P.R.W.C.T.

Porcion 33  
Jose Dionisio Trevino  
Abstract 3084

| Parcel Line Table |               |           |
|-------------------|---------------|-----------|
| Line #            | Direction     | Length    |
| L1                | S 89°10'18" W | 340.00'   |
| L2                | N 82°16'14" W | 45.69'    |
| L3                | N 00°18'42" W | 1,980.21' |
| L4                | N 87°56'40" E | 385.49'   |
| L5                | S 00°18'33" E | 1,995.27' |

Francisco Guerra, Sr.,  
Parcel 2, Part of Tract "B",  
and Part of Tract 27  
Laredo Ranchettes, Inc.  
Vol. 2, Pg. 230  
P.R.W.C.T.

18.98 Acres  
39.244 Acres  
Francisco Guerra, Jr.  
Vol. 565, Pg. 104  
D.R.W.C.T.

L4

L5

17.61 Acres

Found Fence Corner

20' Utility Easement

Existing Pipeline

Overhead Elect. Line

Telephone Pedestal

Found 1/2" Iron Rod

Fire Hydrant

Overhead Elect. Line

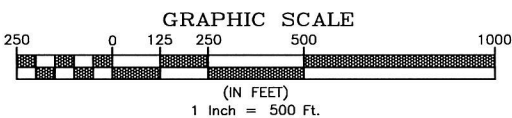
Found 1/2" Iron Rod

L2

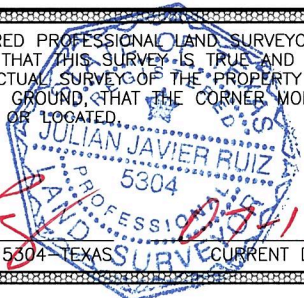
Fence Corner Post

Telephone Pedestal

Point of Beginning  
Found 60D Nail  
from which a 1/2" iron rod  
found bears  
N 89°10'18" E, 60.00'



I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED OR LOCATED.



Julian Javier Ruiz, R.P.L.S. No. 5304 - TEXAS SURVEYOR CURRENT DATE: 05-19-17

**J Ruiz Land Surveying**  
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 www.jruizlandsurveying.com  
 Phone 956-568-4470  
 Fax 956-568-4471

|                |
|----------------|
| TECH: S.E.C.   |
| Q.C.: J.J.R.   |
| JOB No.: 16060 |
| DATE: 07-19-17 |
| F.B.: 000      |
| PG.: 000       |
| SHEET: 1 OF 2  |

**Field Notes**  
**For a 17.61 acre tract of land**  
**Out of a 39.244 acre tract of land**  
**Situated in Porcion 31, and Porcion 32**  
**Webb County, Texas**

Being a 17.61 tract of land out of a 39.244 acre tract of land conveyed by deed to Francisco Guerra, Jr., as recorded in Volume 565, Page 104, Deed Records, Webb County, Texas, and being more particularly described by metes and bounds as follows, to wit:

**Beginning** at a **60D Nail** found at the northerly Right of Way line of Highway 359, at the southwest corner of a 60 foot Road Easement, described in deed recorded in Volume 1587, Page 774, Deed Records, Webb County, Texas, which bears South 89 degrees 10 minutes 18 seconds West, 60.00 feet from a ½" iron rod found at the southwest corner of Tract 1, Memorial Gardens Cemetery, Laredo Ranchettes, Inc., as recorded in Volume 2, Page 230, Plat Records, Webb County, Texas, for the southeast corner hereof;

**Thence**, with the northerly Right of Way line of said Highway 359, **South 89 degrees 10 minutes 18 seconds West, 340.00 feet** to a **fence corner post** found for a point of deflection hereof;

**Thence**, continuing with the northerly Right of Way line of said Highway 359, **North 82 degrees 16 minutes 14 seconds West, 45.69 feet** to a ½" **iron rod** set at the southeast corner of Parcel 2, Laredo Ranchettes, Inc., conveyed by deed to Francisco Guerra, Sr., as recorded in Volume 2, Page 230, Plat Records, Webb County, Texas, for the southwest corner hereof;

**Thence**, with the east line of said Parcel 2, **North 00 degrees 18 minutes 42 seconds West, 1,980.21 feet** to a **fence corner post** found, for the northwest corner hereof;

**Thence**, with fence, **North 87 degrees 56 minutes 40 seconds East, 385.49 feet** to a fence corner found at the westerly line of aforementioned 60 feet Road Easement, from which a ½" **iron rod** found at the west line of Tract 14, Laredo Ranchettes, Inc., Volume 2, Page 230, Plat Records, Webb County, Texas, bears North 87 degrees 56 minutes 40 seconds East, 60.03 feet, for the northeast corner hereof;

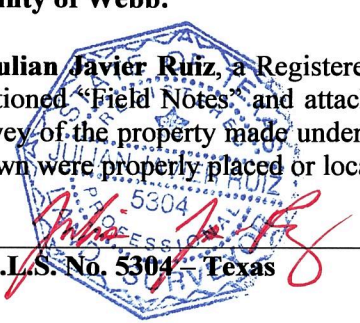
**Thence**, with the west line of said 60 foot Road Easement, **South 00 degrees 18 minutes 33 seconds East, 1,995.27 feet** to the **Point of Beginning** and containing **17.61 acres** of land, more or less.

**Basis of Bearings:** A 1/2" Iron Rod found at the northwest corner of Parcel 2 and a 1/2" Iron Rod found at the northeast corner of Parcel 3.

Called North 73 degrees 25 minutes East, 946.58 feet, but found through GPS observation to be North 73 degrees 08 minutes 20 seconds East, 946.72 feet.

**State of Texas:**  
**County of Webb:**

I, **Julian Javier Ruiz**, a Registered Professional Land Surveyor, do hereby state that the above captioned "Field Notes" and attached "Plat of Survey" is true and was prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments shown were properly placed or located under my supervision.


  
 R.P.L.S. No. 5304 Texas

07-19-17  
 Current Date