

EXHIBIT "A1" TO WARRANTY DEED EXECUTED BY GUILLERMO BENAVIDES Z., GUILLERMO F. BENAVIDES 1999 C TRUST, ALEJANDRO M. BENAVIDES 1999 C TRUST, GUILLERMO F. BENAVIDES 2012 TRUST AND ALEJANDRO M. BENAVIDES 2012 TRUST TO PAPOMEMITO PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP.

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**FIELD NOTES
FOR
CORAZON RANCH NORTH
6,862.21 ACRES
OUT OF THE CORAZON RANCH**

A tract of land containing 6,862.21 acres, more or less, being the 6,862.21 acres north of State Highway 59, out of the Corazon Ranch, called to contain 8,673.86 acres, conveyed to G.B.G. Ranch, LTD., as recorded in Volume 2175, Pages 527-532, Official Public Records of Webb County, Texas, on September 01, 2006; Less & Except a 35.354 acre tract conveyed to Electric Texas Transmission, as recorded in Volume 2746, Pages 821-832, Official Public Records of Webb County, Texas, on April 28, 2009, situated in Survey 2119, G.C. & S.F. R.R. Co., Abstract 3125; Survey 2120, G.C. & S.F. R.R. Co., Abstract 2476; Survey 115, J. Poitevent, Abstract 1619; Survey 532, J. Poitevent, Abstract 2304; Survey 1738, G.C. & S.F. R.R. Co., Abstract 2366; Survey 1728, Mrs. E.J. Lewis, Abstract 1545; Survey 1740, G.C. & S.F. R.R. Co., Abstract 2367; Survey 2029, R. Matthews, Abstract 2368; Survey 2005, G.C. S.F. R.R. Co., Abstract 1335; Survey 2382, M.B. Volpe, Abstract 3257; Survey 2011, B.W. Day, Abstract 2834; Survey 2006, G.C. & S.F. R.R. Co., Abstract 3196; Survey 2255, J.M. Swisher, Abstract 1762; M.B. Volpe, Abstract 3340; Porcion 25, J.F. Garcia, Abstract 50 and Porcion 24, T. Rodrigues, Abstract 268, Webb County, Texas, and being more particularly describes as follows:

BEGINNING at a found ½-inch iron rod with Howland cap, on the east boundary line of the Ortiz Ranch, referred as Tract H-1, called to contain 25,906 acres, conveyed to Hurd Enterprises, LTD., as recorded in Volume 1219, Pages 762-785, Deed Records of Webb County, Texas, on February 16, 1987, being the Southwest corner of The Callaghan Ranch, conveyed to Callaghan Ranch, Ltd., as recorded in Volume 575, Pages 586-589, Deed Records of Webb County, Texas, for the Northwest corner hereof and the **Point of Beginning**;

THENCE, S 89°57'12" E, generally along said existing barbed wire fence line with the common boundary line of this tract and said Callaghan Ranch, a distance of **8,235.57 FEET**, to a found ½-inch iron rod, being the southeast corner of said Callaghan Ranch, also being the southwest corner of a 1,000.00 acre tract, conveyed to Oscar's Enterprises, Inc., as recorded in Volume 1444, Pages 582-592, Deed Records of Webb County, Texas, on September 17, 1990, for a deflection left;

THENCE, S 89°58'16" E, generally along an existing barbed wire fence line with the common boundary line of this tract and said 1,000.00 acre tract, passing a found ½-inch iron rod with cap at a distance of 5,574.13 feet, being the southeast corner of said 1,000.00 acre tract, also being the southwest corner of a 500.03 acre tract, conveyed to Juan Antonio Cantu, et ux, as recorded in Volume 29, Pages 302-313, Deed Records of Webb County, Texas, on May 19, 1992, continuing generally along an existing deer fence line for a total distance of **7,650.56 FEET**, to a found ½-inch iron rod with cap marked "RPLS 5944", being the southernmost southeast corner of said 500.03 acre tract, for an interior corner hereof;

THENCE, N 00°35'27" W, generally along an existing deer fence line with the common boundary line of this tract and said 500.03 acre tract, a distance of **1,507.20 FEET**, to a found ½-inch iron rod with cap marked "RPLS 5944", being an interior corner of said 500.03 acre tract, for an exterior corner hereof;

THENCE, N 89°30'58" E, generally along an existing deer fence line with the common boundary line of this tract and said 500.03 acre tract, passing a found 5/8-inch iron rod at a distance of 1,636.60 feet, being the northernmost southeast corner of said 500.03 acre tract, also being the southwest corner of a 349.46 acre tract, conveyed to W.C. O'Neal and Billie O'Neal, as recorded in Volume 1447, Pages 857-868, Deed Records of Webb County, Texas, on October 04, 1990, continuing along the common boundary line of this tract and said 349.46 acre tract, for a total distance of **3,813.60 FEET**, to a found 5-inch pipe fence corner, being the southeast corner

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TBPE Firm Registration No. F-4097 TBPLS Firm Registration No. 100464-00

EXHIBIT A1

EXHIBIT "A1" TO WARRANTY DEED EXECUTED BY GUILLERMO BENAVIDES Z., GUILLERMO F. BENAVIDES 1999 C TRUST, ALEJANDRO M. BENAVIDES 1999 C TRUST, GUILLERMO F. BENAVIDES 2012 TRUST AND ALEJANDRO M. BENAVIDES 2012 TRUST TO PAPOMEMITO PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP.

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CONTINUATION:

of said 349.46 acre tract, also being the northwest corner of the Colorado Acres Subdivision, recorded in Volume 5, Page 37, Plat Records of Webb County, Texas, on October 14, 1986, for the Northeast corner hereof;

THENCE, generally along an existing barbed wire fence line with the common boundary line of this tract and said Colorado Acres Subdivision, as follows:

S 15°55'30" W, a distance of **1,136.87 FEET**, to a set 1/2-inch iron rod with Howland cap, for a deflection right;

S 16°27'55" W, a distance of **1,643.03 FEET**, to a set 1/2-inch iron rod with Howland cap, for a deflection left;

S 16°25'25" W, a distance of **2,218.81 FEET**, to a set 1/2-inch iron rod with Howland cap, for a deflection right;

S 16°26'35" W, a distance of **1,724.12 FEET**, to a set 1/2-inch iron rod with Howland cap, for a deflection left;

S 16°25'35" W, a distance of **970.43 FEET**, to a set 1/2-inch iron rod with Howland cap, for a deflection right;

S 16°28'55" W, a distance of **1,284.14 FEET**, to a found 2-inch pipe, on the north boundary line of Ranchitos Las Lomas Section 2, recorded in Volume 3, Page 83, Plat Records of Webb County, Texas, on July 13, 1983, being the west corner of said Colorado Acres Subdivision, for an exterior corner hereof;

THENCE, **S 89°25'40" W**, generally along an existing barbed wire fence line with the north boundary line of said Ranchito Las Lomas Section 2, a distance of **4,520.54 FEET**, to a found 5-inch pipe fence corner, being the northwest corner of said Ranchito Las Lomas Section 2, for an interior corner hereof;

THENCE, generally along an existing barbed wire fence line with the west boundary line of said Ranchito Las Lomas Section 2, as follows:

S 01°01'21" W, a distance of **3,070.08 FEET**, to a set MAG nail, for a deflection left;

S 00°56'46" W, a distance of **3,022.80 FEET**, to a found 6-inch cedar fence corner post on the north boundary line of Ranchito Las Lomas, recorded in Volume 3, Page 13A, Plat Records of Webb County, Texas, being the southwest corner of said Ranchito Las Lomas Section 2, for an exterior corner hereof;

THENCE, **S 89°39'32" W**, generally along an existing barbed wire fence line with the north boundary line of said Ranchito Las Lomas, a distance of **3,255.80 FEET**, to a found 5-inch pipe fence corner, being the northwest corner of said Ranchito Las Lomas, for an interior corner hereof;

THENCE, generally along an existing barbed wire fence line with the west boundary line of said Ranchito Las Lomas, as follows:

S 00°11'01" E, a distance of **2,579.59 FEET**, to a found 1/2-inch iron rod, for a deflection right;

S 00°08'54" E, a distance of **1,327.09 FEET**, to a set 1/2-inch iron rod with Howland cap, for a deflection left;

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CONTINUATION:

S 00°13'14" E, a distance of 1,327.10 FEET, to a found 5-inch pipe fence corner on the north boundary line of Tract 1, a 9,726.2984 acre tract conveyed to ANB Cattle Company, LTD., as recorded in Volume 704, Pages 827-852, Real Property Records of Webb County, Texas, on November 19, 1998, being the southwest corner of said Ranchito Las Lomas, for an exterior corner hereof;

THENCE, N 89°33'24" W, generally along an existing deer fence line with the north boundary line of said 9,726.2984 acre tract, a distance of 1,495.84 FEET, to a found 12-inch fence corner post, being the northwest corner of said 9,726.2984 acre tract, for an interior corner hereof.

THENCE, S 00°00'35" W, generally along an existing barbed wire fence line with the west boundary line of said 9,726.2984 acre tract, passing an exterior corner of said 9,726.2984 acre tract at a distance of 5,425.79 feet, also being the northwest corner of a tract of land conveyed to Carlos Ygnacio Benavides, III and Carlos Sergio Garcia, as recorded in Volume 377, Pages 492-494, Real Property Records of Webb County, Texas, on January 19, 1996, continuing along the west boundary line of said Survey 1118, for a total distance of 5,890.29 FEET, to a set 1/2-inch iron rod with Howland cap on the northwest right of way line of State Highway 59, for the Southeast corner hereof;

THENCE, generally along an existing hog fence line with the northwest right of way line of said Highway 59, as follows:

S 63°19'32" W, a distance of 1,344.22 FEET, to a set 1/2-inch iron rod with Howland cap, being on a curve, having a Radius of 11,410.75 feet, a Chord of S 69°25'42" W ~ 2,426.14 feet;

Thence, along said curve to the right, an arc length of 2,430.73 FEET, to a set 1/2-inch iron rod with Howland cap, for a point of tangency;

S 75°31'51" W, a distance of 3,152.12 FEET, to a found 5-inch pipe fence corner on at the intersection of the northwest right of way line of said Highway 59 and the east boundary line of Tract 14, conveyed to Pescadito, LTD., as recorded in Volume 2598, Pages 397-408, Official Public Records of Webb County, Texas, on June 12, 2008, for the Southwest corner hereof;

THENCE, generally along an existing barbed wire fence line with the east boundary line of said Tract 14 and said Ortiz Ranch, as follows:

N 00°28'59" W, a distance of 1,889.38 FEET, to a set 1/2-inch iron rod with Howland cap, for a deflection right;

N 00°27'54" W, a distance of 4,514.10 FEET, to a set 1/2-inch iron rod with Howland cap, for a deflection right;

N 00°13'54" W, a distance of 5,991.85 FEET, to a set 1/2-inch iron rod with Howland cap, for a deflection left;

N 00°19'54" W, a distance of 2,676.00 FEET, to a found 2-inch pipe fence corner, being an exterior corner of said Ortiz Ranch, for an interior corner hereof

S 67°57'35" W, a distance of 1,190.09 FEET, to a found 6-inch cedar fence corner post, being an interior corner of said Ortiz ranch, for an exterior corner hereof;

N 00°17'26" W, a distance of 8,161.63 FEET, to a found 1/2-inch iron rod, for a deflection left;

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CONTINUATION:

THENCE, N 00°27'07" W, generally along an existing barbed wire fence line, passing a found 8-inch cedar fence corner post at a distance of 25.3 feet, leaving fence, passing a found 2-inch pipe fence corner at a distance of 139.6 feet, continuing generally along an existing fence line, passing a second 2-inch pipe fence corner, leaving fence, continuing for a total distance of **3,810.84 FEET**, to the **Point of Beginning**, containing 6,862.21 acres of land, more or less.

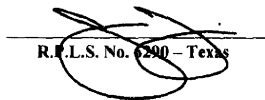
Basis of Bearings: G.P.S. Coordinates, N.A.D. 27, Texas State Plane South Zone (4205).

Monuments Held: A found 1/2" iron rod with Howland cap at the southwest corner of the Callaghan Ranch, also being the northwest corner of the Corazon Ranch, and a found 1/2" iron rod at the southeast corner of said Callaghan Ranch, also being the southwest corner of a 1,000.00 acre tract, conveyed to Oscar's Enterprises, Inc., as shown on survey map prepared by Charles P. Rutherford, RPLS No. 1977, on September of 1997.

Called: S 89°57'26" E ~ 8,235.57'

Measured: S 89°57'12" W ~ 8,235.57'

I, **Juan Segovia**, a Professional Land Surveyor, do hereby certify that this field note description and its accompanying survey plat correctly represent the results of a survey made on the ground under my supervision and direction.


R.L.S. No. 6290 - Texas



12-15-2015
Date

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EXHIBIT "A2" TO WARRANTY DEED EXECUTED BY GUILLERMO BENAVIDES Z., GUILLERMO F. BENAVIDES 1999 C TRUST, ALEJANDRO M. BENAVIDES 1999 C TRUST, GUILLERMO F. BENAVIDES 2012 TRUST AND ALEJANDRO M. BENAVIDES 2012 TRUST TO PAPOMEMITO PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP.

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**FIELD NOTES
FOR
AREA "B"
OUT OF THE CORAZON RANCH**

A tract of land containing 153.00 acres, more or less, being the North 6,862.21 acres, out of the Corazon Ranch, called to contain 8,673.86 acres, conveyed to G.B.G. Ranch, Ltd., as recorded in Volume 2175, Pages 527-532, Official Public Records of Webb County, Texas, on September 01, 2006; situated in Survey 2119, G.C. & S.F. R.R. Co., Abstract 3125; Porcion 24, T. Rodrigues, Abstract 268 and Survey 2120, G.C. & S.F. R.R. Co., Abstract 2476, Webb County, Texas, and being more particularly describes as follows:

BEGINNING at a found 1/2-inch iron rod with Howland cap, being the being the northwest corner of the said Corazon Ranch, also being on the east boundary line of the Ortiz Ranch, referred as Tract H-1, called to contain 25,906 acres, conveyed to Hurd Enterprises, Ltd., as recorded in Volume 1219, Pages 762-785, Deed Records of Webb County, Texas, on February 16, 1987, for the northwest corner hereof and the **Point of Beginning**;

THENCE, S 89°57'12" E, generally along an existing barbed wire fence line with the south boundary line of The Callaghan Ranch, conveyed to Callaghan Ranch, Ltd., as recorded in Volume 575, Pages 586-589, Deed Records of Webb County, Texas, on January 02, 1979, a distance of **3,630.96 FEET**, to a set 1/2-inch iron rod with Howland cap, for the northeast corner hereof;

THENCE, S 44°28'44" W, generally along an existing barbed fence line with the southeast boundary line of this tract and the northwest boundary line of San Ignacio Road (Private Road), a distance of **5,140.98 FEET**, to a found 2-inch pipe fence corner, on the east boundary line of said Tract H-1, for the southwest corner hereof;

THENCE, N 00°27'07" W, generally along an existing barbed wire fence line with the east boundary line of said Tract H-1, passing a found 2-inch pipe fence corner at a distance of 488.0 feet and continuing for a total distance of **3,671.21 FEET**, to the **Point of Beginning**, containing 153.00 acres of land, more or less;

Basis of Bearings: G.P.S. Coordinates, N.A.D. 27, Texas State Plane South Zone (4205).

Monuments Held: A found 5" pipe fence corner at the southeast corner of survey 2010, also being the northernmost northeast corner of Survey 2008, and a found 1/2" iron rod at a deflection on the common boundary line of Surveys 2010 and 2007, as per metes & bounds description prepared by Wayne Nance, R.P.L.S. on January 13, 2012, for a 5,065.60 acre tract conveyed to McPherson Plaza, Ltd., recorded in Volume 3207, Pages 364-395, Official Public Records of Webb County, Texas

Called: S 89°53'36" W ~ 2,820.33'

Measured: S 89°53'35" W ~ 2,820.33'

I, **Juan Segovia**, a Professional Land Surveyor, do hereby certify that this field note description and its accompanying survey plat correctly represent the results of a survey made on the ground under my supervision and direction.

R.P.L.S. No. 6290 - Texas



12-15-2015

Date

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EXHIBIT "A2" TO WARRANTY DEED EXECUTED BY GUILLERMO BENAVIDES Z., GUILLERMO F. BENAVIDES 1999 C TRUST, ALEJANDRO M. BENAVIDES 1999 C TRUST, GUILLERMO F. BENAVIDES 2012 TRUST AND ALEJANDRO M. BENAVIDES 2012 TRUST TO PAPOMEMITO PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP.

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**FIELD NOTES
FOR
AREA "C"
OUT OF THE CORAZON RANCH**

A tract of land containing 11.95 acres, more or less, being the North 6,862.21 acres, out of the Corazon Ranch, called to contain 8,673.86 acres, conveyed to G.B.G. Ranch, Ltd., as recorded in Volume 2175, Pages 527-532, Official Public Records of Webb County, Texas, on September 01, 2006; situated in Porcion 24, T. Rodrigues, Abstract 268 and Survey 2120, G.C. & S.F. R.R. Co., Abstract 2476, Webb County, Texas, and being more particularly describes as follows:

BEGINNING at a found 1/2-inch iron rod with Howland cap, being on the east boundary line of the Ortiz Ranch, referred as Tract H-1, called to contain 25,906 acres, conveyed to Hurd Enterprises, Ltd., as recorded in Volume 1219, Pages 762-785, Deed Records of Webb County, Texas, on February 16, 1987, for the south corner hereof and the **Point of Beginning**,

THENCE, N 00°27'07" W, over and across San Ignacio Road (Private Road) with the common boundary line of this tract and the said 25,906 acre tract, a distance of **139.63 FEET**, to a found 2-inch pipe fence corner, for the southernmost northwest corner hereof;

THENCE, N 44°28'44" E, generally along an existing barbed wire fence line with the northwest boundary line of this tract and said San Ignacio Road, a distance of **5,140.98 FEET**, to a set 1/2" iron rod with Howland cap, on the north boundary line of The Callaghan Ranch, conveyed to Callaghan Ranch, Ltd., as recorded in Volume 575, Pages 586-589, Deed Records of Webb County, Texas, on January 02, 1979, for the northernmost northwest corner hereof;

THENCE, S 89°57'12" E, over and across said San Ignacio Road with the common boundary line of said Callaghan Ranch, a distance of **140.13 FEET**, to a set 1/2" iron rod with Howland cap, for the northeast corner hereof;

THENCE, S 44°29'40" E, generally along an existing barbed wire fence line with the southeast boundary line of this tract and said San Ignacio Road, a distance of **5,337.93 FEET**, to the **Point of Beginning**, containing 11.95 acres of land, more or less;

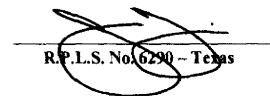
Basis of Bearings: G.P.S. Coordinates, N.A.D. 27, Texas State Plane, South Zone (4205).

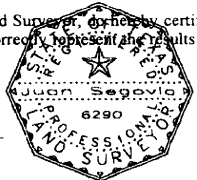
Monuments Held: A found 5" pipe fence corner at the southeast corner of Survey 2010, also being the northernmost northeast corner of Survey 2008, and a found 1/2" iron rod at a deflection on the common boundary line of Surveys 2010 and 2007, as per metes & bounds description prepared by Wayne Nance, R.P.L.S. on January 13, 2012, for a 5,065.60 acre tract conveyed to McPherson Plaza, Ltd., recorded in Volume 3207, Pages 364-395, Official Public Records of Webb County, Texas

Called: S 89°53'36" W ~ 2,820.33'

Measured: S 89°53'35" W ~ 2,820.33'

I, **Juan Segovia**, a Professional Land Surveyor, do hereby certify that this field note description and its accompanying survey plat correctly represent the results of a survey made on the ground under my supervision and direction.


R.P.L.S. No. 6290 - Texas



12-15-2015
Date

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**FIELD NOTES
FOR
THE SOUTH 1,969.23 ACRES
OUT OF THE CORAZON RANCH**

A tract of land containing 1,969.23 acres, more or less, being the 2,004.58 acres south of State Highway 59, out of the Corazon Ranch, called to contain 8,673.86 acres, conveyed to G.B.G. Ranch, Ltd., as recorded in Volume 2175, Pages 527-532, Official Public Records of Webb County, Texas, on September 01, 2006; Less & Except a 35.354 acre tract conveyed to Electric Transmission Texas, LLC, as recorded in Volume 2746, Pages 821-832, Official Public Records of Webb County, Texas, on April 28, 2009, situated in Survey 2010, B.W. Day, Abstract 2833; Survey 2011, B.W. Day, Abstract 2834 and Survey 1118, George Lang, Abstract 3133, Webb County, Texas, and being more particularly describes as follows:

BEGINNING at a found 1/2-inch iron rod with "Muery" cap at the intersection of the southeast right of way line of State Highway 59 with the common boundary line of said Survey 2011 and Survey 1118, Emma E.W. Reed, Abstract 2567, also being the northwest corner of a tract of land conveyed to Carlos Ygnacio Benavides, III and Carlos Sergio Garcia, as recorded in Volume 377, Pages 492-494, Real Property Records of Webb County, Texas, on January 19, 1996, for the Northeast corner hereof and the **Point of Beginning**,

THENCE, S 00°02'54" W, generally along an existing deer fence line with the common boundary line of said Emma E.W. Reed Survey 2118 and said Survey 2011, a distance of **1,997.03 FEET**, to a found 10-inch cedar fence corner post, being the southwest corner of said Emma E.W. Reed Survey 1118, also being the northwest corner of said George Lang Survey 1118, for an interior corner hereof,

THENCE, N 89°53'50" E, generally along an existing deer fence line with the common boundary line of said Emma E.W. Reed Survey 1118 and said George Lang Survey 1118, a distance of **2,652.32 FEET**, to a found 12-inch fence corner post on the west boundary line of Survey 1118, Robert Bruckner, Abstract 3093, also being the west boundary line of Tract 1, a 9,726.2984 acre tract, conveyed to ANB Cattle Company, Ltd., as recorded in Volume 704, Pages 827-852, Real Property Records of Webb County, Texas, on November 19, 1998, also being the southeast corner of said Emma E.W. Reed Survey 1118 and the northernmost northeast corner of said George Lang Survey 1118, for an exterior corner hereof,

THENCE, generally along an existing deer fence line with the common boundary line of this tract and said 9,726.2984 acre tract, as follows:

S 00°22'00" E, a distance of **1,319.12 FEET**, to a found 8-inch cedar fence corner post, being an interior corner of said George Lang Survey 1118, also being an exterior corner of said Robert Bruckner Survey 1118, for an interior corner hereof,

THENCE, N 89°37'22" E, a distance of **1,318.93 FEET**, to a found 10-inch cedar fence corner post, being the southernmost northeast corner of said George Lang Survey 1118, also being an interior corner of said Robert Bruckner Survey 1118, for an exterior corner hereof,

THENCE, S 00°09'56" E, a distance of **1,297.72 FEET**, to a found 12-inch cedar fence corner post, being the common corner of said George Lang Survey 1118, Robert Bruckner Survey 1118, Survey 1993, T.M. R.R. Co., Abstract 1811 and Survey 1209, M. Gil, Abstract 1240, for an exterior corner hereof,

S 89°51'15" W, a distance of **2,401.18 FEET**, to a found 6-inch cedar fence corner post, being the northwest corner of said Survey 1209, also being the northeast corner of Survey 2010, B.W. Day, Abstract 2833, for an interior corner hereof,

SHEET 1 OF 4

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TBPE Firm Registration No. F-4097 : TBPLS Firm Registration No. 100464-00

EXHIBIT B1

EXHIBIT "B1" TO WARRANTY DEED EXECUTED BY GUILLERMO BENAVIDES Z., GUILLERMO F. BENAVIDES 1999 C TRUST, ALEJANDRO M. BENAVIDES 1999 C TRUST, GUILLERMO F. BENAVIDES 2012 TRUST AND ALEJANDRO M. BENAVIDES 2012 TRUST TO PAPONEMITO PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP.

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CONTINUATION:

S 00°02'58" E, a distance of 2,641.77 FEET, to a found 6-inch cedar fence corner post on the north boundary line of Survey 1994, T.M. R.R. Co., Abstract 2788, being an exterior corner of said Survey 2010, for an exterior corner hereof;

S 89°42'01" W, a distance of 373.43 FEET, to a found 6-inch cedar fence corner post, being the northwest corner of said Survey 1994, also being an interior corner of said Survey 2010, for an interior corner hereof;

S 00°00'46" E, a distance of 2,503.88 FEET, to a found 6-inch cedar fence corner post on the north boundary line of Survey 1602, G.C. & S.F. R.R. Co., Abstract 2534, also being the northernmost boundary line of a 5,065.60 acre tract, conveyed to McPherson Plaza, Ltd., as recorded in Volume 3207, Pages 364-395, Official Public Records of Webb County, Texas, on January 26, 2012, and also being an exterior corner of said 9,726.2984 acre tract, for an exterior corner hereof;

THENCE, generally along an existing barbed wire fence line with the common boundary line of this tract and said 5,065.60 acre tract, as follows:

S 89°49'23" W, a distance of 3,598.31 FEET, to a found 6-inch cedar fence corner post, being the northwest corner of said Survey 1602, also being an interior corner of said Survey 2010, and also being the northernmost northwest corner of said 5,065.60 acre tract, for an interior corner hereof;

S 00°11'20" E, a distance of 1,175.68 FEET, to a found 1/2-inc iron rod, for a deflection right;

S 00°03'22" E, a distance of 1,728.27 FEET, to a found 1/2-inch iron rod, for a deflection left;

S 00°24'44" E, a distance of 460.42 FEET, to a found 1/2-inch iron rod, for a deflection right;

S 00°02'51" E, a distance of 612.90 FEET, to a found 5-inch pipe fence corner, being the southeast corner of said Survey 2010, also being the northernmost northeast corner of Survey 2008, C. & M. R.R. Co., Abstract 2535, for the Southeast corner hereof;

S 89°53'35" W, a distance of 2,820.33 FEET, to a found 1/2-inch iron rod, for a deflection right;

S 89°59'19" W, a distance of 1,257.66 FEET, to a found 1/2-inch iron, on the east boundary line of Survey 1500, G.C. & S.F. R.R. Co., Abstract 2958, also being the east boundary line of Tract 10, conveyed to Pescadito Ltd., as recorded in Volume 2598, Pages 397-408, Official Public Records of Webb County, Texas, on June 12, 2008, being the southernmost northwest corner of said 5,065.60 acre tract, also being the southwest corner of said Survey 2010, for the Southwest corner hereof;

THENCE, N 00°21'24" W, generally along an existing barbed wire fence line with the west boundary line of said Survey 2010, being common to the east boundary line of said Survey 1500 and Survey 1499, G.C. & S.F. R.R. Co., Abstract 1309, a distance of 7,182.84 FEET, to a found 2-inch pipe, being the northeast corner of said Survey 1499, also being the southeast corner of Survey 1806, G.C. & S.F. R.R. Co., Abstract 2959, for a deflection right;

THENCE, N 00°20'44" W, generally along an existing barbed wire fence line with the common boundary line of said Surveys 2010 and 1806, a distance of 4,345.40 FEET, to a found 4-inch pipe fence corner on the southeast right of way line of said State Highway 59, for the Northwest corner hereof;

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CONTINUATION:

THENCE, generally along an existing hog fence line with the southeast right of way line of said Highway 59, as follows:

N 75°31'51" E, a distance of **2,607.72 FEET**, to a set 1/2-inch iron rod with Howland cap, for a deflection right;

N 81°14'29" E, a distance of **100.50 FEET**, to a set 1/2-inch iron rod with Howland cap, for a deflection left;

N 75°31'51" E, a distance of **487.20 FEET**, to a set 1/2-inch iron rod with Howland cap, being on a curve, having a Radius of 11,570.75 feet, a Chord of N 74°30'16" E ~ 414.50 feet;

Thence along said curve to the left, an arc length of **414.53 FEET**, to a set 1/2-inch iron rod with Howland cap, for a deflection left;

N 67°34'05" E, a distance of **101.39 FEET**, to a set 1/2-inch iron rod with Howland cap, being on a non-tangent curve, having a Radius of 11,560.75 feet, a Chord Bearing of N 72°43'43" E ~ 100.84 feet, for a deflection right;

Thence along said curve to the left, an arc length of **100.84 FEET**, to a set 1/2-inch iron rod with Howland cap, for a deflection right;

N 77°53'25" E, a distance of **101.36 FEET**, to a set 1/2-inch iron rod with Howland cap, being on a non-tangent curve, having a Radius of 11,570.75 feet, a Chord Bearing of N 67°39'08" E ~ 1,745.85 feet, for a deflection left;

Thence along said curve to the left, an arc length of **1,747.51 FEET**, to a set 1/2-inch iron rod with Howland cap, for a point of tangency;

THENCE, N 63°19'32" E, along said hog fence with the southeast right of way line of said Highway 59, a distance of **1,262.88 FEET**, to the **Point of Beginning**, containing 2,004.58 acres of land, more or less;

LESS & EXCEPT a tract of land called to contain 35.354 acres, conveyed to Electric Transmission Texas, LLC, as recorded in Volume 2746, Pages 821-832, Official Public Records of Webb County, Texas, on April 28, 2009, out of the said south 2,004.58 acres of the Corazon Ranch, situated in Survey 2010, B.W. Day, Abstract 2833, and being more particularly described as follows:

Commencing at a found 4-inch pipe fence corner, being the northwest corner of said south 2,004.58 acres of the Corazon Ranch; Thence S 16°55'05" E, a distance of 3,962.36 feet to a found 1/2" iron rod with Muery cap, for the Northeast corner hereof and the **Point of Beginning**;

THENCE, S 00°19'13" E, generally along an existing barbed wire fence line, a distance of **1,400.00 FEET**, to a found 1/2-inch iron rod with Muery cap, for the Southeast corner hereof;

THENCE, S 89°40'47" W, generally along an existing fence line, a distance of **1,100.00 FEET**, to a found 1/2-inch iron rod with Muery cap, for the Southwest corner hereof;

THENCE, N 00°19'13" W, generally along an existing fence line, a distance of **1,400.00 FEET**, to a found 2-inch pipe fence corner, for the Northwest corner hereof;

SHEET 3 OF 4

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CONTINUATION:

THENCE, N 89°40'47" E, generally along an existing barbed wire fence line, a distance of 1,100.00 FEET, to the Point of Beginning, containing 35.35 acres of land, more or less;


Basis of Bearings: G.P.S. Coordinates, N.A.D. 27, Texas State Plane, South Zone (4205).

Monuments Held: A found 5" pipe fence corner at the southeast corner of Survey 2010, also being the northernmost northeast corner of Survey 2008, and a found 1/2" iron rod at a deflection on the common boundary line of Surveys 2010 and 2007, as per metes & bounds description prepared by Wayne Nance, R.P.L.S. on January 13, 2012, for a 5,065.60 acre tract conveyed to McPherson Plaza, Ltd., recorded in Volume 3207, Pages 364-395, Official Public Records of Webb County, Texas

Called: S 89°53'36" W ~ 2,820.33'

Measured: S 89°53'35" W ~ 2,820.33'

I, Juan Segovia, a Professional Land Surveyor, do hereby certify that this field note description and its accompanying survey plat correctly represent the results of a survey made on the ground under my supervision and direction.

R.P.L.S. No. 6190 - Texas  12-15-2015 Date

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EXHIBIT "B2" TO WARRANTY DEED EXECUTED BY GUILLERMO BENAVIDES Z., GUILLERMO F. BENAVIDES 1999 C TRUST, ALEJANDRO M. BENAVIDES 1999 C TRUST, GUILLERMO F. BENAVIDES 2012 TRUST AND ALEJANDRO M. BENAVIDES 2012 TRUST TO PAPOMEMITO PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP.

