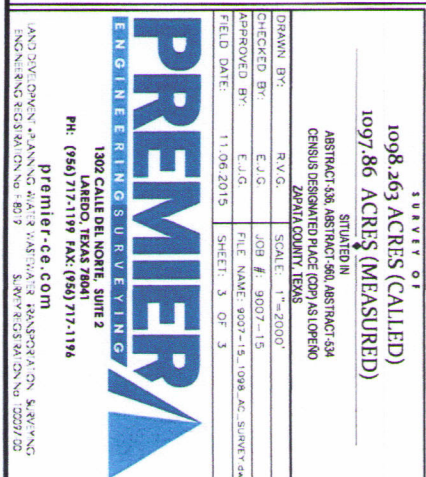


ZAPATA COUNTY, TEXAS



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

*ELLERRE*

EDUARDO J. GUTIERREZ, R.P.L.S. NO. 5889

DATE 11-12-15

THIS SURVEY IS VALID ONLY WITH ORIGINAL SEAL IN RED INK



- NOTE:
  - \*SET 1/2 IRON ROD WITH BLUE PLASTIC CAP LABELED "PCE 100097-00"
1. THE SURVEY IS DERIVED FROM SP4 KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM (SOUTH ZONE, NAD 83) AND TIED TO EBANITO CONTROL NORthing 59.009 S85. EASTING -182224.987
2. PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP 46369-0068 EFFECTIVE DATE JULY 17, 2012
3. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE COMMITMENT THEREFORE EASEMENTS RIGHT-OF-WAYS AND OTHER FEATURES AFFECTING THIS PROPERTY ARE NOT SHOWN

| LEGEND         |  |       |                 |
|----------------|--|-------|-----------------|
| _____          | PROPERTY LINE                            | ○ SIR | SET IRON ROD*   |
| _____          | RD CENTERLINE                            | ○ MC  | FOUND IRON ROD  |
| _____          | BASEMENT                                 | ○ MC  | RENCE CORNER    |
| _____          | 1ST FLOOR                                | ○ MC  | FOUND IRON ROD  |
| 77777777777777 | BLOCK, STRUCT.                           | ○ MAG | MAG NAIL FOUND  |
| _____          | LOT LINE                                 | ○ RR  | RR SPIKE FOUND  |
| _____          | WOOD FENCE                               | _____ | CHAINLINK FENCE |
| _____          | BLOCK WALL                               | _____ | BARNWIRE FENCE  |
| ZZZZZZZZZZ     |  | ☆     | LIGHT POLE      |
| SS, MH         | SANITARY SEWER MANHOLE                   | ☆     | POWER POLE      |
| TEL. RM        | TELEPHONE PEDSTAL                        |       |                 |
| CHPTL          | OVERHEAD HIGH<br>POWER TRANSMISSION LINE |       |                 |



**FIELD NOTES**

1098.263 Acres (Called)

1097.86 Acres (Measured)

Situating in

A-536, A-560, A-534

Census Designated Place (CDP) as Lopeño  
Zapata County, Texas

**A TRACT OF LAND** called to contain 1098.263 Acres of land, found to contain 1097.86 measured acres of land, more or less, conveyed to GZ-RZ Properties, LLC, recorded in Volume 960, Pages 882-897, Zapata County Deed Records, situated partially in Survey No. 616, J. R. Christian, original grantee, Abstract-534, partially in Survey No. 190, T. C. Mann, original grantee, Abstract-560, and partially in Survey No. 188, C & M R.R. Co., Abstract-536, within the census designated place (CDP) as Lopeño, Zapata County, Texas, and described as follows, to wit:

**BEGINNING** at a found 3 inch pipe fence corner, on the southwest line of 1559.82 Acres designated as Share No. 1, conveyed to Estella Garcia Vasquez, recorded in Volume 66, Pages 293-296, Zapata County Deed Records, on the recognized northwest line of said Survey No. 189, being the recognized most easterly corner of said Survey No. 190, being the north corner of 387.278 Acres conveyed to Taura Athena Hatton, in Volume 635, Pages 395-409, Zapata County Deed Records, the most easterly corner hereof;

**THENCE S 57° 17' 24" W**, at **1574.87** feet with fence, the recognized northwest line of said Survey No. 189, the recognized southeast line of said Survey No. 190, along the northwest line of said 387.278 Acres, a found monument being an aluminum disc designated as ZITTCO6, being the recognized east corner of Survey No. 615, E. M. Black, original grantee, Abstract-555, for an exterior corner hereof;

**THENCE N 33° 18' 26" W**, at **1863.86** feet with fence, the recognized northerly northeast line of said Survey No. 615, the recognized southwest line of said Survey No. 190, a 10 inch creosote fence corner post being the recognized north corner of said Survey No. 615, an interior corner hereof;

**THENCE S 53° 30' 58" W**, at **5002.82** feet with fence, the recognized northwest line of said Survey No. 615, the recognized southeast line of said Survey No. 616, a fence corner post bearing S 67° 37' 46" W, 1.61 feet from a 12 inch creosote fence corner post being the recognized west corner of said Survey No. 615, the most southerly corner of said Survey No. 616, on the northeast line of 303.21 Acres designated as Tract 1, conveyed to Ana Marie Ramirez and Rose Marie Ramirez Peña, recorded in Volume 126, Pages 36-56, Zapata County Deed Records, an exterior corner hereof;

**THENCE N 35° 49' 10" W**, at **521.87** feet with fence, the recognized northeast line of Porcion 17, C. Ramirez, original grantee, Abstract-77, on the southeast line of Porcion 18, the northeast line of said 303.21 Acres, a found railroad tie at a fence corner being the recognized north corner of said Porcion 17, the north corner of said 303.21 Acres, an exterior corner hereof;

**THENCE N 53° 11' 37" E**, at **262.79** feet with fence, the recognized southeast line of said Porcion 18, C. Ramirez, original grantee, Abstract-76, a found 1/2 inch iron rod being the recognized east corner of said Porcion 18, an interior corner hereof;

**THENCE N 35° 43' 51" W**, at **6093.52** feet with fence, the recognized southwest line of said Survey No. 616, the recognized northeast line of said Porcion 18, a found 5/8 inch iron rod on the southeast line of 145.79 Acres designated as Tract 6, conveyed to Leonel Garcia, recorded in Volume 192, Pages 751-769, Zapata County Deed Records, being the recognized north corner of said Porcion 18, for the most westerly corner hereof;

**THENCE N 54° 16' 08" E**, at **1534.49** feet with fence, the southeast line of said 145.79 Acres, the recognized southeast line of Porcion 19, M. J. Guerra, Abstract-31, a found 5/8 inch iron rod being the east corner of said 145.79 Acres, the south corner of 300.00 Acres conveyed to Raul and Lilia L. Guerra, recorded in Volume 558, Pages 482-495, Zapata County Deed Records, the recognized east corner of Survey No. 20, J. S. Gutierrez, original grantee, Abstract-32, a deflection corner hereof;

**THENCE N 37° 44' 03" E**, at 3595.42 feet with fence, the southeast line of said 300.00 Acres, pass a 5/8 inch iron rod under fence, the southwest line of 12.142 Acres, designated as a 50 foot wide ingress-egress easement, recorded in Volume 563, Pages 483-497, Zapata County Deed Records, continuing a total of **3621.24** feet to a set 1/2 inch iron rod on the centerline of said 50 foot wide ingress-egress easement, for the north corner hereof;

**THENCE S 52° 53' 05" E, at 1466.32 feet with the centerline of said 50 foot wide ingress-egress easement, a set 1/2 inch iron rod for a deflection point hereof;**

**THENCE S 50° 03' 36" E, at 1514.22 feet with the centerline of said 50 foot wide ingress-egress easement, a set 1/2 inch iron rod for a deflection point hereof;**

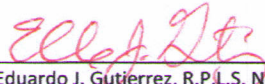
**THENCE S 74° 25' 02" E, at 60.12 feet with an existing game fence, a 2 inch pipe fence corner bearing S 54° 18' 52" E, 1.98 feet from a 6 inch creosote fence corner post, continuing a total distance of 2300.71 feet to a 2 inch pipe fence corner bearing S 16° 25' 49" W, 1.59 feet from a found 5/8 inch iron rod on the westerly line of 1696.82 Acres designated as Share No. 2, conveyed to Herlinda Garcia Salinas, recorded in Volume 66, Pages 293-296, Zapata County Deed Records, the recognized northeast line of said Survey No. 190, for a deflection point hereof;**

**THENCE S 23° 55' 38" E, at 670.23 feet pass the south corner of said 1696.82 Acres, the east corner of aforementioned 1559.82 Acres, continuing a total of 4971.50 feet with existing game fence, the recognized northeast line of said Survey No. 190, the POINT OF BEGINNING and containing 1907.86 measured Acres of land, more or less.**

*Basis of Bearing:*

*Datum Based on Texas State Plane Coordinates System. NAD27 4205 SOUTH ZONE, NAVD 88, Elevations MSL (Mean Sea Level), Derived From GPS Observations.*

*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



11-12-15

Date: