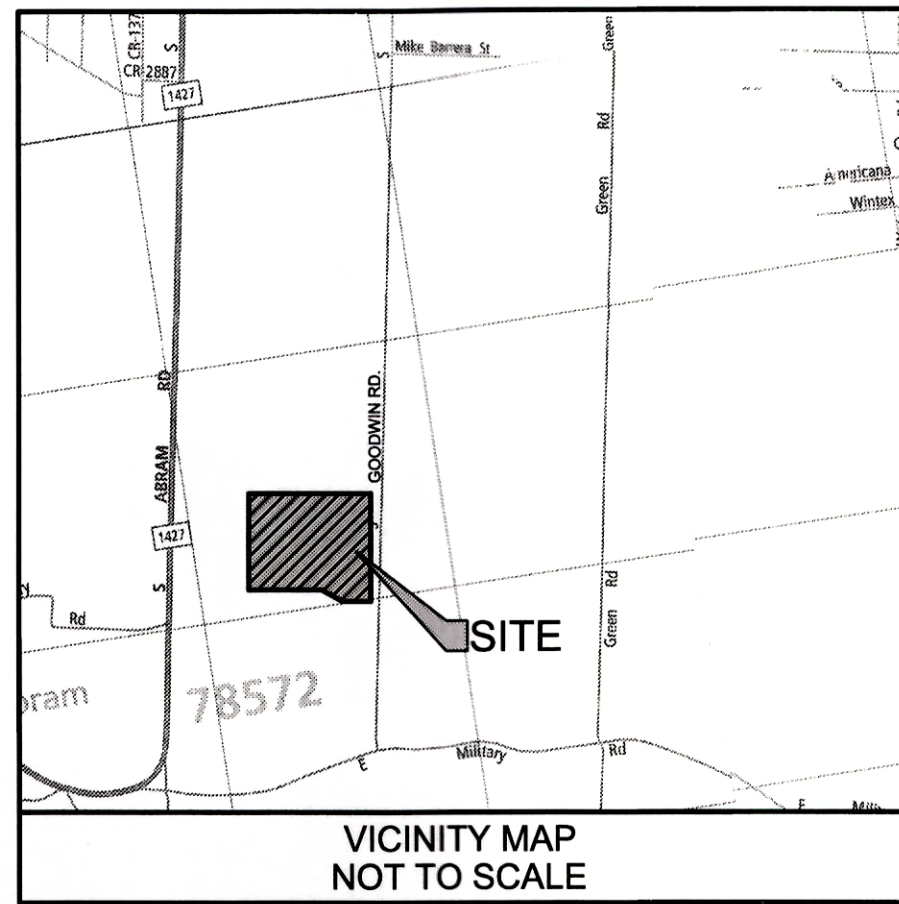
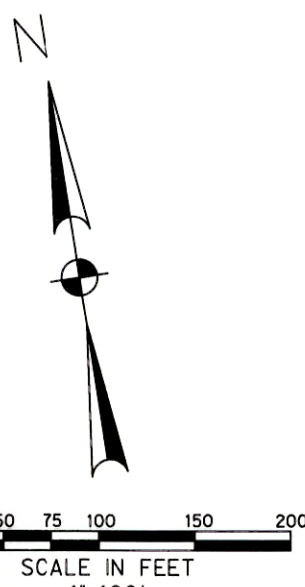
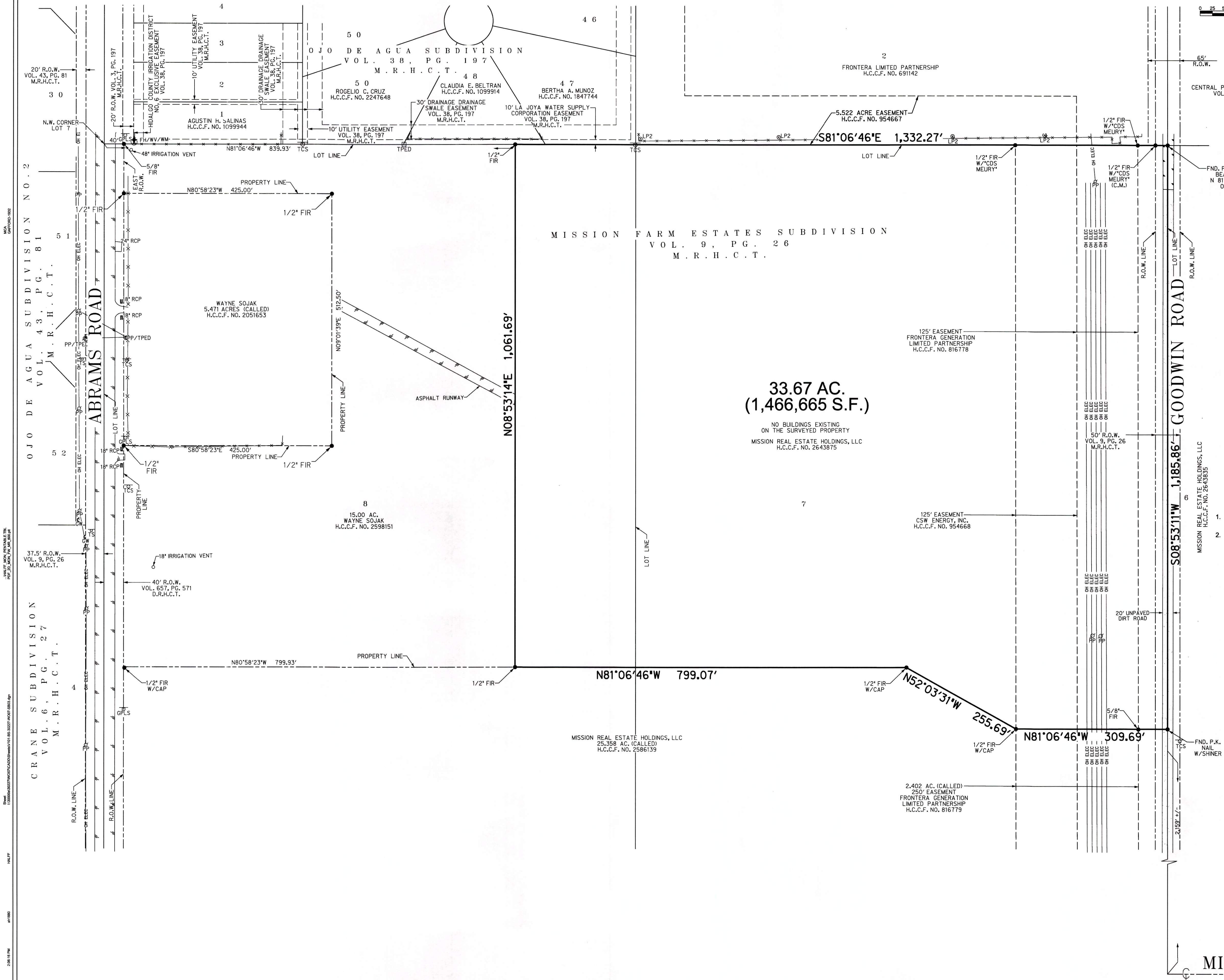


PORCION 48, NICOLAS ZAMORA SURVEY, ABSTRACT No. 76



- LEGEND**
- FIR - FOUND IRON ROD
 - SCS - SET COTTON SPINDLE
 - C.M. - CONTROLLING MONUMENT
 - M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 - D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS
 - H.C.C.F. - HIDALGO COUNTY CLERK'S FILE
 - VOL. - VOLUME
 - PG. - PAGE
 - R.O.W. - RIGHT OF WAY
 - TPED - TELEPHONE PEDISTAL
 - RCP - REINFORCED CONCRETE PIPE
 - LP2 - DOUBLE LIGHT POLE
 - TCS - TELEPHONE CABLE SIGN
 - FH - FIRE HYDRANT
 - WV - WATER VALVE
 - WM - WATER METER
 - PP - POWER POLE
 - GPLS - GAS PIPE LINE SIGN
 - TS - TRAFFIC SIGN
 - C - CENTERLINE
- OH ELEC — OVERHEAD ELECTRIC LINE
- X — X — X — FENCE LINE
- — — — — EDGE OF ASPHALT

LEGAL DESCRIPTION:

Lots 7 and 8, MISISON FARMS ESTATES, Hidalgo County, Texas, according to map thereof recorded in Volume 9, Page 26, Map Records of Hidalgo County, Texas, SAVE AND EXCEPT that certain tract of land CONTAINING 25.358 ACRES, which is fully described in deed recorded under Clerk's file No. 2586139, Hidalgo County, Texas. ALSO SAVE AND EXCEPT that certain tract of land CONTAINING 5.471 ACRES out of Lot 8, sold to Wayne Sojak, in deed recorded under Clerk's File No. 2051653, Deed Records Hidalgo County, Texas and that certain tract of land CONTAINING 15.00 ACRES out of Lot 8, sold to Wayne Sojak in deed recorded under Clerk's File No. 2586151.

GENERAL NOTES:

- The basis of bearing is the Texas Coordinate System of 1983, South Zone (4205). All distances shown hereon are in Grid.
- The survey shown hereon has been prepared as the result of an on the ground survey completed on January 6, 2016.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (the "Surveyor") hereby certifies to Mission Real Estate Holdings, LLC (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property (the "Property") described in the field notes on this plat of survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of survey, and the location, size and type of material thereof are correctly shown; (d) No title commitment was released to the surveyor during the time of this survey; (e) this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition IV (Rural) Survey; (f) by graphical plotting, the parcel described hereon lies within Zone "C" as delineated on the Hidalgo County Texas Flood Insurance Rate Map, Panel Number 4803340400C, dated November 16, 1982, as published by the Federal Emergency Management Agency. Zone "C" is defined as "Areas of minimal flooding (No Shading)." The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.

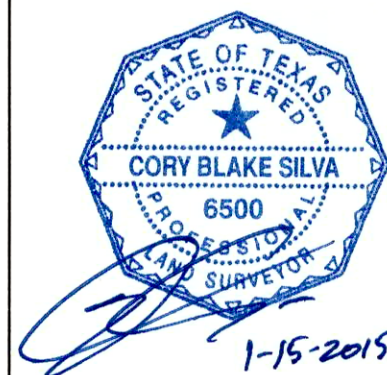
CORY BLAKE SILVA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS No. 6500

BOUNDARY SURVEY
33.67 ACRES
OUT OF LOTS 7 & 8
MISSION FARM ESTATES
SUBDIVISION
HIDALGO COUNTY, TEXAS

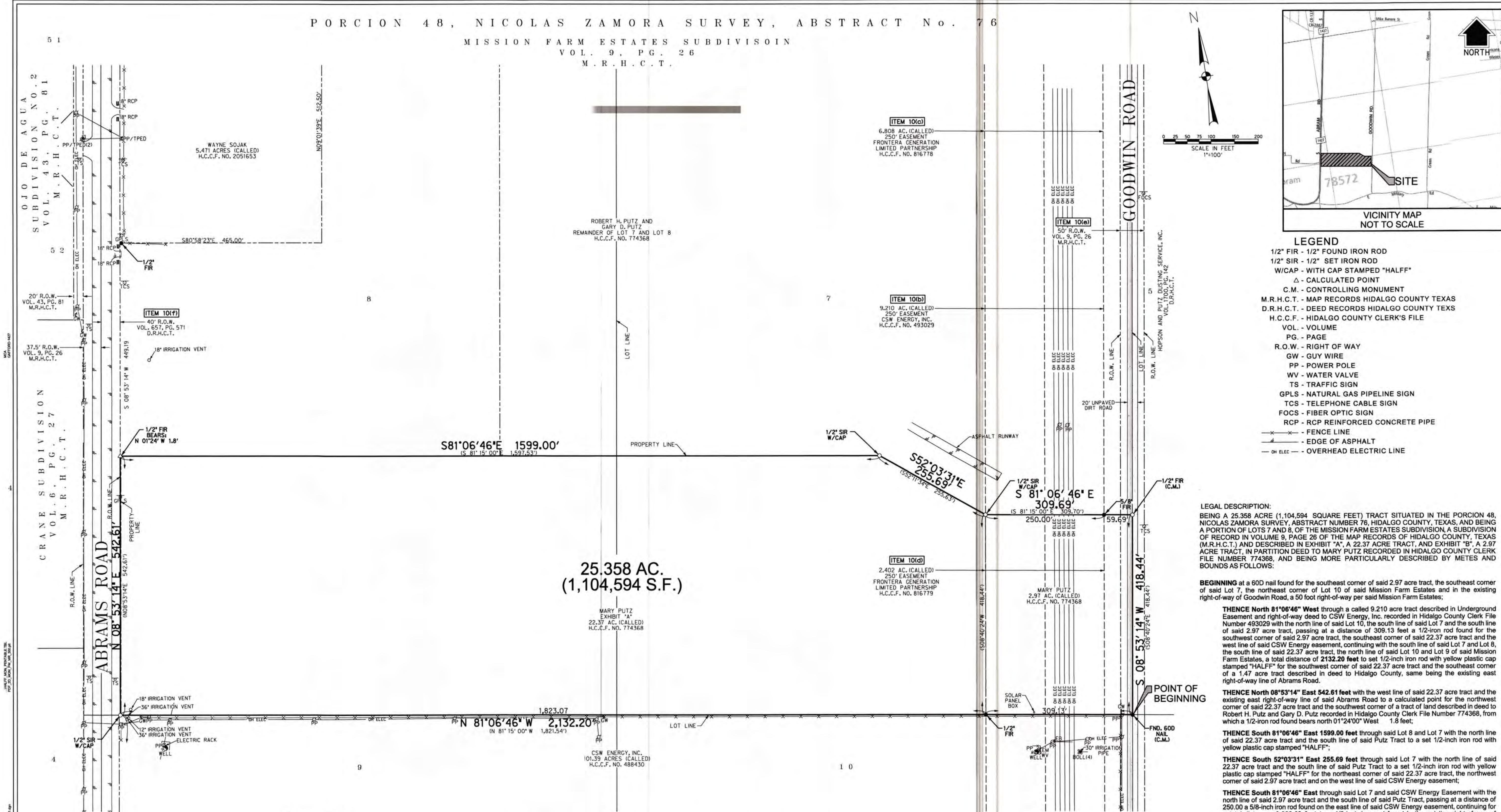


4030 WEST BRAKER LANE, SUITE 450
DALLAS, TEXAS 75244
TEL: (214) 777-4600
FAX: (214) 777-4601
TSP'S FRM NO. 1002607

Revision No.	Date	Description



Project No.: 30227-W007-SB03
Issued: 1/15/2016
Drawn By: JRG
Checked By: CBS
Scale: 1"=100'
Sheet Title
V101-B5-30227-W007-SB03-rev1



LEGAL DESCRIPTION:
BEING A 25.358 ACRE (1,104,594 SQUARE FEET) TRACT SITUATED IN THE PORCION 48, NICOLAS ZAMORA SURVEY, ABSTRACT NUMBER 76, HIDALGO COUNTY, TEXAS, AND BEING A PORTION OF LOTS 7 AND 8, OF THE MISSION FARM ESTATES SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 9, PAGE 26 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS (M.R.H.C.T.) AND DESCRIBED IN EXHIBIT "A", A 22.37 ACRE TRACT, AND EXHIBIT "B", A 2.97 ACRE TRACT, IN PARTITION DEED TO MARY PUTZ RECORDED IN HIDALGO COUNTY CLERK'S FILE NUMBER 774368, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60D nail found for the southeast corner of said 2.97 acre tract, the southeast corner of said Lot 7, the northeast corner of Lot 10 of said Mission Farm Estates and in the existing right-of-way of Goodwin Road, a 50 foot right-of-way per said Mission Farm Estates;

THENCE North 81°06'46" West through a called 9.210 acre tract described in Underground Easement and right-of-way deed to CSW Energy, Inc. recorded in Hidalgo County Clerk File Number 493029 with the north line of said Lot 10, the south line of said Lot 7 and the south line of said 2.97 acre tract, passing at a distance of 309.13 feet a 1/2-inch iron rod found for the southwest corner of said 2.97 acre tract, the southeast corner of said 22.37 acre tract and the west line of said CSW Energy easement, continuing with the south line of said Lot 7 and Lot 8, the south line of said 22.37 acre tract, the north line of said Lot 10 and Lot 9 of said Mission Farm Estates, a total distance of 2132.20 feet to set 1/2-inch iron rod with yellow plastic cap stamped "HALF" for the southwest corner of said 22.37 acre tract and the southeast corner of a 1.47 acre tract described in deed to Hidalgo County, same being the existing east right-of-way line of Abrams Road.

THENCE North 08°53'14" East 542.61 feet with the west line of said 22.37 acre tract and the existing east right-of-way line of said Abrams Road to a calculated point for the northwest corner of said 22.37 acre tract and the southwest corner of a tract of land described in deed to Robert H. Putz and Gary D. Putz recorded in Hidalgo County Clerk File Number 774368, from which a 1/2-inch iron rod found bears north 01°24'00" West 1.8 feet;

THENCE South 81°06'46" East 1599.00 feet through said Lot 8 and Lot 7 with the north line of said 22.37 acre tract and the south line of said Putz Tract to a set 1/2-inch iron rod with yellow plastic cap stamped "HALF";

THENCE South 52°03'31" East 255.69 feet through said Lot 7 with the north line of said 22.37 acre tract and the south line of said Putz Tract to a set 1/2-inch iron rod with yellow plastic cap stamped "HALF" for the northeast corner of said 22.37 acre tract, the northwest corner of said 2.97 acre tract and on the west line of said CSW Energy easement;

THENCE South 81°06'46" East through said Lot 7 and said CSW Energy Easement with the north line of said 2.97 acre tract and the south line of said Putz Tract, passing at a distance of 250.00 a 5/8-inch iron rod found on the east line of said CSW Energy easement, continuing for a total distance of 309.69 feet to a 1/2-inch iron rod found in the existing right-of-way of Goodwin Road same being the northeast corner of said 2.97 acre tract and the southeast corner of said Putz Tract.

THENCE South 08°53'14" West 418.44 feet through the existing right-of-way of Goodwin Road with the east line of said Lot 7 and said 2.97 acre tract to the **POINT OF BEGINNING** and containing 25.358 acres (1,104,594 square feet).

SURVEYOR'S CERTIFICATE:

To: Frontera Generation, Limited, and Sierra Title Insurance Guaranty Company, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 6(a), 11(a), 13, 14 and 17 of Table A thereof. The field work was completed on 11-05-2014.

CORY BLAKE SILVA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6500

REVISED: 02-11-2015

GENERAL NOTES:

- The basis of bearing is the Texas Coordinate System of 1983, South Zone (4205). All distances shown hereon are in Grid.
- The surveyor has relied on the commitment for title insurance issued by Sierra Title Insurance Guaranty Company, Inc., GF No. 3156098, and policy effective date January 20, 2015 and issued February 6, 2015, with regard to the existence of recorded easements, restrictions and other matters of record affecting the subject property.
- By graphical plotting, the parcel described hereon lies within Zone "C" as delineated on the Hidalgo County, Texas Flood Insurance Rate Map, Panel Number 4803340400C, dated November 16, 1982, as published by the Federal Emergency Management Agency. Zone "C" is defined as "Areas of minimal flooding. (No Shading)." The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
- The following list represents our disposition of each item listed in Scheduled B of Title Commitment GF No. 3156098, effective date January 20, 2015, issued February 6, 2015 by First American Title Insurance Company.
 - Item 10(d): Right-of-Way Easement granted to Frontera Generation Limited Partnership, by instrument dated October 15, 1999, filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 21, 1999, under Clerk's File No. 816779. Affects the subject tract, as shown on the face of survey.
 - Item 10(e): Easements and conditions as shown on the Map recorded in Volume 9, Page 26, Map Records of Hidalgo County, Texas. Affects the subject tract, as shown on the face of survey.
 - Item 10(f): Right-of-Way Easement granted to Hidalgo County, by instrument dated January 29, 1951, recorded in Volume 657, Page 571, Deed Records of Hidalgo County, Texas. Affects the subject tract, as shown on the face of survey.
 - Item 10(g): Right-of-Way Easement granted to La Gloria Corporation, by instrument dated September 9, 1950, recorded in Volume 699, Page 334, Deed Records of Hidalgo County, Texas. Affects the subject tract, and is blanket in nature.

Item 10(j): Stated mineral interests, together with all rights relative thereto, express or implied, as reserved and/or conveyed by instruments recorded in Volume 589, Page 394, Volume 636, Page 174, and Volume 599, Page 268, all in the Deed Records of Hidalgo County, Texas and in instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas on May 14, 1999, under Clerk's File No. 774368 and in instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas on October 21, 1999, under Clerk's File No. 816776. All documents affect the subject tract, and are blanket in nature.

Item 10(k): Oil and Gas Lease dated March 31, 2006, from Gary D. Putz to Smith Production Inc. filed for record in the Office of the County Clerk of Hidalgo County, Texas, on May 2, 2006, under Clerk's File No. 1609988. Affects the subject tract, and is blanket in nature.

Item 10(m): Oil and Gas Lease dated March 31, 2006, from Mary Putz, individually and independent Executrix of the Estate of Richard E. Putz, Deceased to Smith Production Inc. filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 21, 2006, under Clerk's File No. 1630013. Affects the subject tract, and is blanket in nature.

Item 10(n): Oil and Gas Lease dated March 31, 2006, from Robert H. Putz to Smith Production Inc. filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 21, 2006, under Clerk's File No. 1630014. Affects the subject tract, and is blanket in nature.

Item 10(o): Oil and Gas Lease dated April 27, 2006, from Kellie Bohannon Trustee under Trust Agreement dated September 7, 1992 to Smith Production Inc. filed for record in the Office of the County Clerk of Hidalgo County, Texas, on October 10, 2007, under Clerk's File No. 1814255. Affects the subject tract, and is blanket in nature.

5. The following list represents selected items by the client to be addressed by the surveyor within Table A of the Minimum Standard Requirements for ALTA/ACSM Land Title Surveys, effective 2/23/2011:

Item 6a: The subject tract is zoned A0-1 Agricultural Open Interim as per City of Mission Zoning Map dated October 24, 2014.

Item 17: There are no plans to widen Abrams Road or Goodwin Road as per phone conversation Rebecca Gomez from the Hidalgo County Right of Way department dated November 5, 2014.

ALTA/ACSM LAND TITLE SURVEY

25.358 AC.

(1,104,594 S.F.)

OUT OF LOTS 7 & 8

MISSION FARM ESTATES SUBDIVISION
CITY OF MISSION, HIDALGO COUNTY, TEXAS

HALFF

4000 WEST BRAKER LANE, SUITE 450
DALLAS, TEXAS 75244-3536
TEL: (972) 252-8141
FAX: (972) 252-8141
TOLLS FREE NO. 1-800-960-7077

Revision No.	Date	Description	Revised General Notes
1	02-11-2015		



Project No.:	30227-W007-SB01
Issued:	11-07-14
Drawn By:	JRG
Checked By:	CBS
Scale:	1"=100'
Sheet Title	
	V301-IS-30227-SB01

LOT 2
MISSION FARM ESTATES
SUBDIVISION
VOL. 9, PG. 26
M.R.H.C.T.

FRONTERA LIMITED PARTNERSHIP
H.C.C.F. NO. 691142
5.522 ACRE EASEMENT
H.C.C.F. NO. 954667

LOT 3
MISSION FARM ESTATES
SUBDIVISION
VOL. 9, PG. 26
M.R.H.C.T.

CENTRAL POWER AND LIGHT CO.
VOL. 1405, PG. 715
D.R.H.C.T.

LOT 4
MISSION FARM ESTATES
SUBDIVISION
VOL. 9, PG. 26
M.R.H.C.T.

MAYFAIR FARMS, INC.
VOL. 2890, PG. 26
D.R.H.C.T.

S81°10'53"E 1,086.10'

ALL OF LOT 6
MISSION FARM ESTATES
SUBDIVISION

LOT 6
MISSION FARM ESTATES
SUBDIVISION
VOL. 9, PG. 26
M.R.H.C.T.

HOPSON AND PUTZ
DUSTING SERVICE, INC.
VOL. 1100, PG. 142
D.R.H.C.T.

PO BOX 812
HEARNE, TX 77859-0812
NO BUILDINGS EXISTING
ON THE SURVEYED PROPERTY

LOT 5
MISSION FARM ESTATES
SUBDIVISION
VOL. 9, PG. 26
M.R.H.C.T.

BENTSEN PALM, LTD.
H.C.C.F. NO. 715282

S08°53'11"W 1,604.30'

N81°10'53"W 1,086.10'

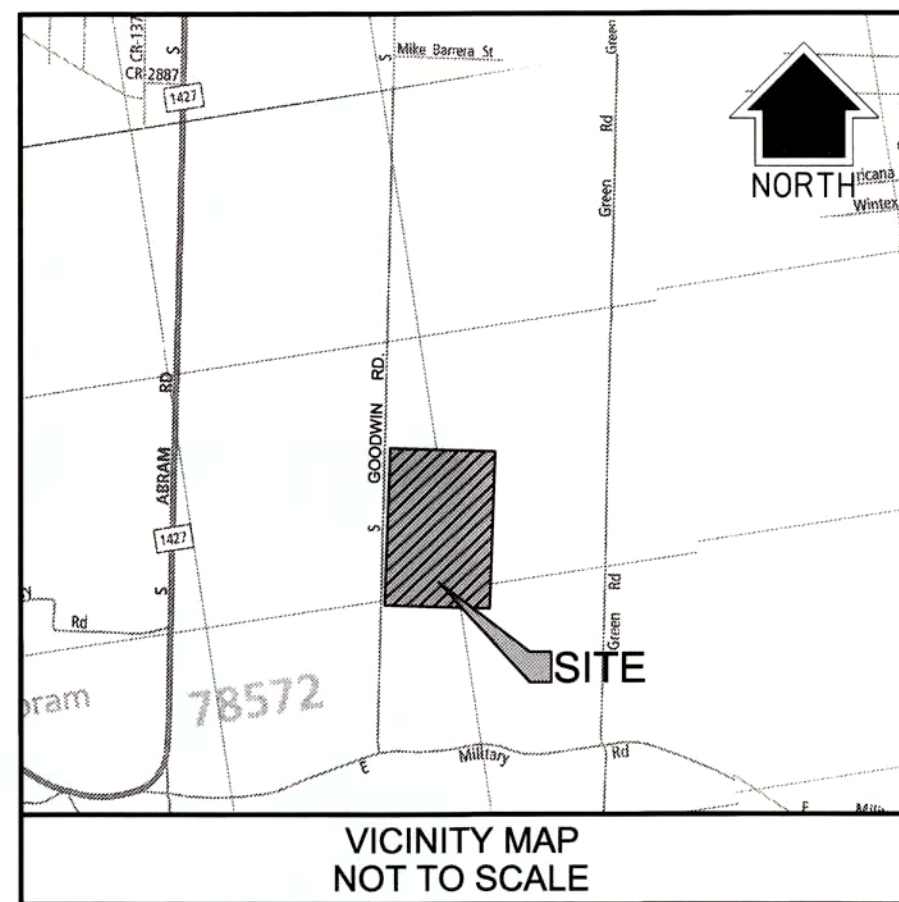
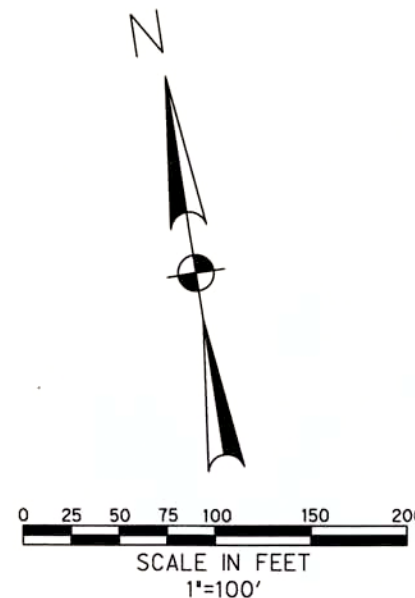
LOT 11
MISSION FARM ESTATES
SUBDIVISION
VOL. 9, PG. 26
M.R.H.C.T.

BENTSEN PALM, LTD.
H.C.C.F. NO. 715282

LOT 12
MISSION FARM ESTATES
SUBDIVISION
VOL. 9, PG. 26
M.R.H.C.T.

BENTSEN PALM, LTD.
H.C.C.F. NO. 715282

MILITARY ROAD



- LEGEND
- FIR - FOUND IRON ROD
 - SCS - SET COTTON SPINDLE
 - C.M. - CONTROLLING MONUMENT
 - M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
 - D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS
 - H.C.C.F. - HIDALGO COUNTY CLERK'S FILE
 - VOL. - VOLUME
 - PG. - PAGE
 - R.O.W. - RIGHT OF WAY
 - FOCS - FIBER OPTIC CABLE SIGN
 - TCS - TELEPHONE CABLE SIGN
 - TS - TRAFFIC SIGN
 - C - CENTERLINE
 - - - - - EDGE OF ASPHALT

LEGAL DESCRIPTION:

Lot 6, MISSION FARM ESTATES, OUT OF PORCIONES 48 and 49, Hidalgo County, Texas, according to map thereof recorded in Volume 9 Page 26, Map Records of Hidalgo County, Texas.

GENERAL NOTES:

- The basis of bearing is the Texas Coordinate System of 1983, South Zone (4205). All distances shown hereon are in Grid.
- The surveyor has relied on the commitment for title insurance issued by First American Title Insurance Company, GF No. 3155740, and policy effective date January 2, 2015 and issued January 9, 2015 with regard to the existence of recorded easements, restrictions and or other matters of record affecting the subject property.
- By graphical plotting, the parcel described hereon lies within Zone "C" as delineated on the Hidalgo County, Texas Flood Insurance Rate Map, Panel Number 4803340400C, dated November 16, 1982, as published by the Federal Emergency Management Agency. Zone "C" is defined as "Areas of minimal flooding. (No Shading)." The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
- The subject tract is zoned A0-1 Agricultural Open Interim as per City of Mission Zoning Map dated October 24, 2014.
- There are no future plans to widen Goodwin Road as per conversation with City of Mission Planning Director Daniel Tijerina on May 1, 2015.
- The following list represents our disposition of each item listed in Scheduled B of Title Commitment GF No. 3155740, effective date January 2, 2015, issued January 9, 2015 by First American Title Insurance Company.
 - 10(b): Easements and conditions as shown on the Map recorded in Volume 9, Page 26, Map Records of Hidalgo County, Texas, affects the subject tract, and are as shown on the face of survey.
 - 10(d): Right-of-Way Easement granted to La Gloria Corporation, by instrument dated August 31, 1950, recorded in Volume 701, Page 340, Map Records of Hidalgo County, Texas, affects the subject tract and is blanket in nature.
 - 10(e): Right-of-Way Easement granted to La Gloria Corporation, by instrument dated September 16, 1950, recorded in Volume 700, Page 577, Deed Records of Hidalgo County, Texas, affects the south half of the subject tract and is blanket in nature.
 - 10(g): All oil, gas, and other minerals reserved and/or conveyed in Deeds recorded in Volume 638 page 174, dated April 9, 1946, Deed Records of Hidalgo County, Texas, affects the subject tract and is blanket in nature.
 - 10(h): All oil, gas, and other minerals reserved and/or conveyed in Deeds recorded in Volume 1353 Page 23, dated February 16, 1973, Deed Records of Hidalgo County, Texas, affects the subject tract and is blanket in nature.
 - 10(i): Oil and Gas Lease dated October 10, 2002, from Donald A. Kramer, Trustee to Smith Production, Inc. filed for record in the Office of the County Clerk of Hidalgo County, Texas, on November 27, 2002, under Clerk's File No. 1144129, affects the subject tract and is blanket in nature.

SURVEYOR'S CERTIFICATE:

To: Frontera Generation, Limited, and First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6(a), 11(a), 13, 14 and 17 of Table A thereof. The field work was completed on 4-27-2015.

CORY BLAKE SILVA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6500

ALTA/ACSM LAND TITLE SURVEY

ALL OF LOT 6

MISSION FARM ESTATES

SUBDIVISION

HIDALGO COUNTY, TEXAS

HALFF

4030 WEST BRANER LANE, SUITE 400
AUSTIN, TEXAS 78756-5356
TEL: (512) 292-8144
FAX: (512) 292-8144
TBD'S FIRM NO. 10029607

Revision	Description	
	No.	Date



Project No.:	30227-W007-SB01
Issued:	6/3/2015
Drawn By:	JRG
Checked By:	CBS
Scale:	1"=100'
Sheet Title	V101-BS-30227-SB02