

BOUNDARY SURVEY  
\*\*\*186425\*\*\*  
\*\*\*186425\*\*\*

LEGAL DESCRIPTION

TRACT 1:  
BEING 86.527 ACRES OF LAND SITUATED IN THE JAMES HOPE SURVEY, A-461, ELIJAH P. ROBINSON SURVEY, A-841 AND THE LOUIS VELAARD SURVEY, A-1005, SMITH COUNTY, TEXAS, BEING ALL OF THAT CALLED 27.245 ACRES OF LAND (TRACT 1), ALL OF THAT CALLED 22.966 ACRES OF LAND (TRACT 2), ALL OF THAT CALLED 30 FOOT ROAD EASEMENT (TRACT 3), ALL OF THAT CALLED 2.619 ACRES OF LAND (TRACT 4), ALL OF THAT CALLED 10.454 ACRES OF LAND (TRACT 5), AND ALL OF THAT CALLED 23.170 ACRES OF LAND (TRACT 6), ALL BEING DESCRIBED IN A DEED TO TMA, INC. RECORDED IN VOLUME 7332, PAGE 212 OF THE OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS, SAID 86.527 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A 60-D NAIL FOUND IN COUNTY ROAD NO. 345 (A.K.A JOHNSON ROAD) FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT 6, AND BEING AN ANGLE BREAK IN THE SOUTH LINE OF A CALLED 4.996 ACRE TRACT DESCRIBED IN A DEED TO DANIEL M. PITTMAN, JR. RECORDED IN CLERK'S FILE NO. 2009-RO0050792, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE IN THE OCCUPIED NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 345 BEARS NORTH 22°24'18" WEST A DISTANCE OF 27.17 FEET SAID BEGINNING POINT HEREIN DESCRIBED HAS A NORTH CENTRAL COORDINATE VALUE OF (X = 2,983,427.206), (Y = 6,877,463.022);

THENCE: SOUTH 15°44'10" EAST, WITH THE NORTHERLY EAST LINE OF TRACT 6, A DISTANCE OF 229.50 FEET TO A 6" ROUND FENCE CORNER POST FOUND FOR AN INNER ELL CORNER OF THIS TRACT, SAME BEING AN INNER ELL CORNER OF TRACT 6, AND BEING THE MOST WESTERLY SOUTHWEST CORNER OF A CALLED 42.853 ACRE TRACT DESCRIBED IN A DEED TO JIMMY JOHNSON, ET AL RECORDED IN CLERK'S FILE NO. 2010-RO0007823;

THENCE: NORTH 80°06'09" EAST, WITH THE EASTERLY NORTH LINE OF TRACT 6 AND ALONG A BARB WIRE FENCE, A DISTANCE OF 353.23 FEET TO A 6" ROUND FENCE CORNER POST FOUND FOR THE MOST EASTERLY NORTHEAST CORNER OF THIS TRACT, SAME BEING AN INNER ELL CORNER OF JOHNSON'S 42.853 ACRE TRACT, SAME BEING IN THE RECOGNIZED EAST LINE OF THE ELIJAH P. ROBINSON SURVEY, A-841 AND BEING IN THE RECOGNIZED WEST LINE OF THE MARY SUMPTER SURVEY, A-867;

THENCE: SOUTH 01°42'36" EAST, WITH THE EAST LINE OF TRACT 6 AND WITH SAID SURVEY LINE, A DISTANCE OF 851.77 FEET TO A 7" ROUND FENCE CORNER POST FOUND FOR THE MOST EASTERLY SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE RECOGNIZED SOUTHWEST CORNER OF THE ELIJAH P. ROBINSON SURVEY, AND BEING THE RECOGNIZED NORTHEAST CORNER OF THE JAMES HOPE SURVEY, A-461;

THENCE: SOUTH 88°13'29" WEST, WITH THE SOUTH LINE OF TRACT 6, AND WITH SAID SURVEY LINE, A DISTANCE OF 846.79 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF ABOVE REFERENCED TRACT 5, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF TRACT 6 AND THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT 4, BEARS SOUTH 88°10'30" WEST A DISTANCE OF 323.35 FEET;

THENCE: SOUTH 01°44'57" EAST, WITH THE NORTHERLY EAST LINE OF TRACT 5, A DISTANCE OF 388.73 FEET TO A 1/2" IRON ROD SET NEAR A FENCE CORNER FOR AN INNER ELL CORNER OF THIS TRACT;

THENCE: NORTH 89°01'34" EAST, WITH THE EASTERLY NORTH LINE OF TRACT 5, A DISTANCE OF 199.80 FEET TO A 1/2" IRON ROD SET FOR THE MOST EASTERLY NORTHEAST CORNER OF TRACT 5, FROM WHICH A 1/2" GALVANIZED PIPE FOUND NEAR A FENCE CORNER BEARS NORTH 04°32'51" WEST A DISTANCE OF 7.68 FEET;

THENCE: SOUTH 02°56'55" EAST, WITH THE EAST LINE OF TRACT 5 AND GENERALLY ALONG A BARB WIRE FENCE, A DISTANCE OF 532.45 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF TRACT 5, AND BEING THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT 2, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF TRACT 2, AND BEING THE MOST EASTERLY NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT NO. 1, BEARS SOUTH 88°17'33" WEST A DISTANCE OF 440.40 FEET;

THENCE: SOUTH 03°00'29" EAST, WITH THE EAST LINE OF TRACT 2, A DISTANCE OF 2,271.62 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF TRACT 2, AND BEING IN THE NORTH LINE OF A CALLED 61.342 ACRE TRACT DESCRIBED IN A DEED TO DEWELL DOBBS RECORDED IN VOLUME 1894, PAGE 100 OF THE DEED RECORDS OF SMITH COUNTY, TEXAS;

THENCE: SOUTH 87°40'36" WEST, WITH THE SOUTH LINE OF TRACT 2 AND WITH THE NORTH LINE OF DOBBS 61.342 ACRE TRACT, A DISTANCE OF 439.91 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF TRACT 2 AND BEING THE SOUTHWEST CORNER OF TRACT 1;

THENCE: SOUTH 87°48'18" WEST, WITH THE SOUTH LINE OF TRACT 1 AND CONTINUING WITH THE NORTH LINE OF DOBBS 61.342 ACRE TRACT, A DISTANCE OF 429.06 FEET TO A 1/2" (CRIMPED) IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF TRACT 1, SAME BEING THE NORTHWEST CORNER OF DOBBS 61.342 ACRE TRACT, AND BEING IN THE EAST LINE OF A CALLED 75.000 SORE TRACT DESCRIBED IN A DEED TO LARRY BALLOCK, ET AL RECORDED IN CLERK'S FILE NO. 2007-RO0025103;

THENCE: NORTH 01°59'25" WEST, WITH THE WEST LINE OF TRACT 1 AND WITH THE EAST LINE OF BALLOCK'S 75.000 ACRE TRACT, A DISTANCE OF 844.88 FEET TO A FLAT IRON FOUND FOR THE NORTHEAST CORNER OF BALLOCK'S 75.000 ACRE TRACT;

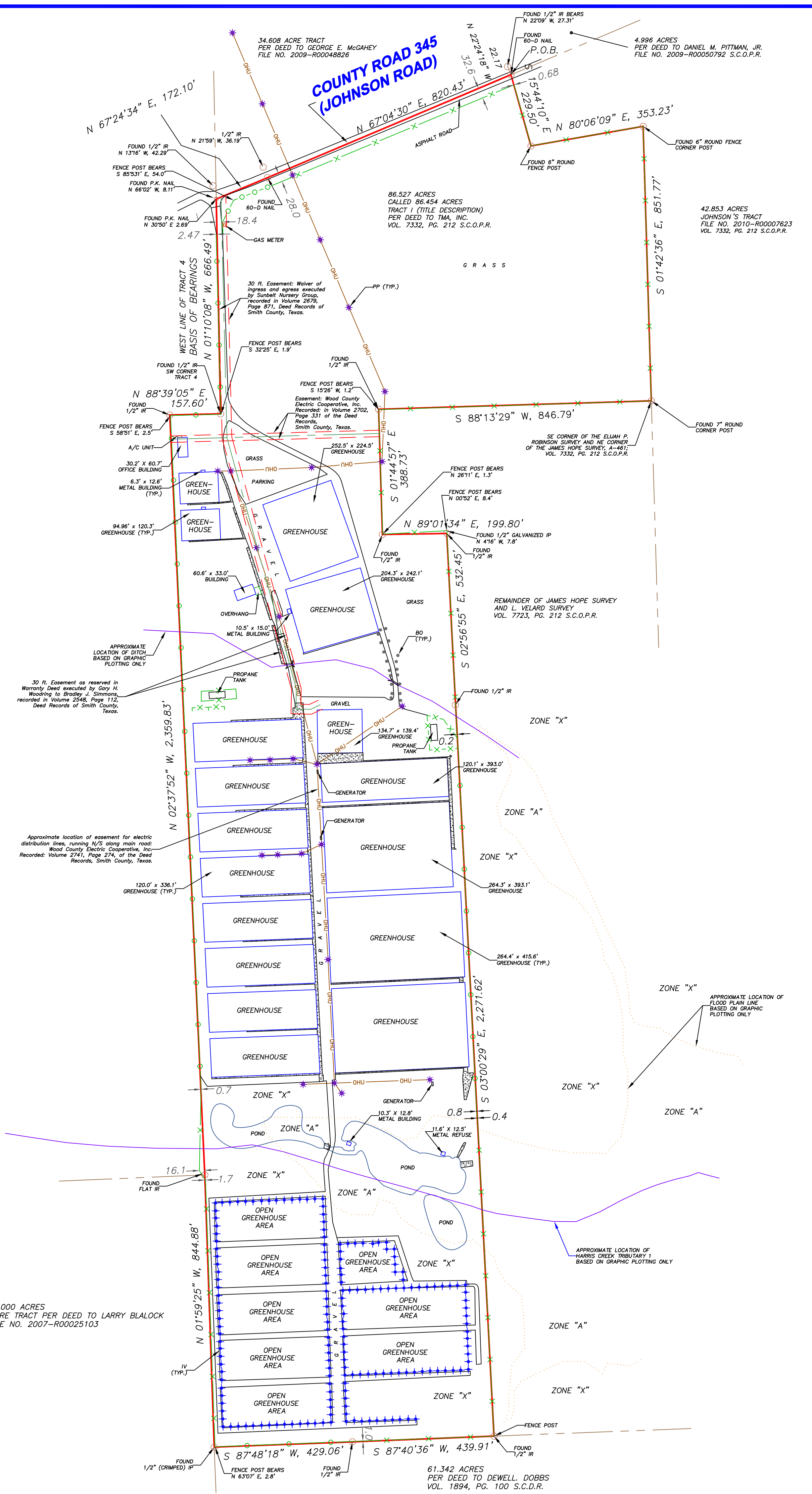
THENCE: NORTH 02°37'52" WEST, CONTINUING WITH THE WEST LINE OF TRACT 1, A DISTANCE OF 2,359.83 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF TRACT 1, SAME BEING IN THE RECOGNIZED NORTH LINE OF THE JAMES HOPE SURVEY, AND BEING IN THE RECOGNIZED SOUTH LINE OF THE JEREMIAH SPLAWN SURVEY, A-885;

THENCE: NORTH 88°39'05" EAST, WITH THE NORTH LINE OF TRACT 1, A DISTANCE OF 157.60 FEET TO A 1/2" IRON ROD SET FOR AN INNER ELL CORNER OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF TRACT 1, SAME BEING THE NORTHWEST CORNER OF TRACT 5, SAME BEING THE SOUTHWEST CORNER OF TRACT 4, SAME BEING AN ANGLE BREAK IN THE WEST LINE OF THE ABOVE REFERENCED 30 FOOT ROAD EASEMENT, SAME BEING THE RECOGNIZED SOUTHWEST CORNER OF THE JEREMIAH SPLAWN SURVEY, AND BEING THE RECOGNIZED SOUTHWEST CORNER OF THE ELIJAH P. ROBINSON SURVEY, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF TRACT 4 AND THE SOUTHWEST CORNER OF TRACT 6 BEARS NORTH 88°39'05" EAST A DISTANCE OF 167.11 FEET;

THENCE: NORTH 01°10'08" WEST, WITH THE WEST LINE OF TRACT 4, WITH THE WEST LINE OF SAID 30 FOOT ROAD EASEMENT AND WITH SAID SURVEY LINE, A DISTANCE OF 466.49 FEET TO A PK NAIL SET IN COUNTY ROAD NO. 345 FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF TRACT 4, SAME BEING THE SOUTHWEST CORNER OF A CALLED 34.608 ACRE TRACT DESCRIBED IN A DEED TO GEORGE E. MCGAHEY RECORDED IN CLERK'S FILE NO. 2009-RO0048826, FROM WHICH A PK NAIL FOUND FOR REFERENCE BEARS NORTH 67°03'26" WEST A DISTANCE OF 8.00 FEET, AND FROM SAID PK NAIL FOUND FOR THE NORTHWEST CORNER OF THIS TRACT, A 1/2" IRON ROD FOUND FOR REFERENCE IN THE OCCUPIED NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 345 BEARS NORTH 13°20'23" WEST A DISTANCE OF 42.18 FEET;

THENCE: NORTH 67°24'34" EAST, WITH THE NORTH LINE OF TRACT 4 AND WITH SAID COUNTY ROAD NO. 345, A DISTANCE OF 172.10 FEET TO A 60-D NAIL FOUND FOR THE NORTHEAST CORNER OF TRACT 4, AND BEING THE NORTHWEST CORNER OF TRACT 6, FROM WHICH A 1/2" IRON ROD FOUND IN THE OCCUPIED NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 345 BEARS NORTH 22°07'35" WEST A DISTANCE 36.10 FEET;

THENCE: NORTH 67°04'30" EAST, WITH THE NORTH LINE OF TRACT NO. 6, A DISTANCE OF 820.43 FEET TO THE POINT OF BEGINNING CONTAINING 86.527 ACRES OF LAND.



SCHEDULE B EXCEPTIONS

- e. Easement, Wood County Electric Cooperative, Inc. Recorded in Volume 2702, Page 331 and Volume 2741, Page 274, of the Deed Records, Smith County, Texas. (SHOWN ON SURVEY)
- f. Easement as reserved in Warranty Deed executed by Gary H. Woodring to Bradley J. Simmons, recorded in Volume 2548, Page 112, Deed Records of Smith County, Texas. (SHOWN ON SURVEY)
- g. Easement as reserved in Warranty Deed executed by Gary H. Woodring to Bradley J. Simmons, recorded in Volume 2546, Page 486, Deed Records of Smith County, Texas. Document provided does not pertain to survey.
- h. Waiver of ingress and egress executed by Sunbelt Nursery Group, recorded in Volume 2679, Page 871, Deed Records of Smith County, Texas. (SHOWN ON SURVEY)

ALL SET IRON RODS BEAR A YELLOW PLASTIC CAP MARKED "1ST AMER 4053765800" WITH THE FOLLOWING: IRIS = IRON ROD SET P.O.B. = POINT OF BEGINNING

RLS #: R:14-12-0008  
CLIENT#: 186425-H062  
FIELD DATE: 12/12/14  
DRAFTER: SR  
APPROVED: JLR  
SCALE: 1" = 200'

ADDRESS  
COUNTY RD 345,  
WINONA, TEXAS 75792  
LEGAL DESCRIPTION: (AS FURNISHED)

BASIS OF BEARINGS: WEST LINE OF TRACT 4 AS CALLED IN DEED RECORDED IN INSTRUMENT NO. 2010-RO0050109  
CONTROLLING MONUMENTS: THE FOUND MONUMENTED PROPERTY LINES AS SHOWN ON THE ABOVE DESCRIBED SURVEY.

RESIDENTIAL LAND SERVICES  
First American Title Company  
SeeMyNewHome!

3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Main Office Phone No: 405-253-2444  
www.rlsnow.com

LEGEND:  
BO = BOLLARD  
LP = LIGHT POLE  
UP = UTILITY POLE  
GM = GAS METER  
GV = GAS VALVE  
WM = WATER METER  
FW = FIRE HYDRANT  
EM = ELECTRIC METER  
IV = IRRIGATION VALVE  
MH = MANHOLE

NO MONUMENTATION AT CORNER  
OVERHEAD UTILITY  
IRON FENCE  
CHAIN LINK FENCE  
WOOD FENCE  
WIRE FENCE  
EASEMENT LINE  
ASSESSMENT PROPERTY LINE  
CONCRETE

NOTES:  
1. UNDEGROUND UTILITY INSTALLATIONS, UNDEGROUND APPROXIMATELY, FOUNDATIONS AND/OR OTHER ENCLOSURES STRUCTURES WERE NOT LOCATED BY THIS SURVEY.  
2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FOR CONSTRUCTION PURPOSES.  
3. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY, HIS SURVEY IS AS TO THE ACCURACY OF THE ABOVE INFORMATION, THE LOCAL P.L.M.A. FRONT SHOULD BE CONTACTED FOR RECORDS.  
FOR ALL INQUIRIES CONTACT:  
RESIDENTIAL LAND SERVICES  
405-253-2444  
FORM 6773

SURVEYOR'S CERTIFICATE  
I, JOSEPH L. ROEDDER, A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5727, DO HEREBY CERTIFY THAT THE SURVEY PLAT HEREON WAS PREPARED BY ME, MYSELF, OR UNDER MY SUPERVISION AND MEETS THE MINIMUM STANDARDS OF PRACTICE AS SUPERVISED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

DATE: 12-29-14  
REVISION: \_\_\_\_\_

75.000 ACRES  
SORE TRACT PER DEED TO LARRY BALLOCK  
FILE NO. 2007-RO0025103

61.342 ACRES  
PER DEED TO DEWELL DOBBS  
VOL. 1894, PG. 100 S.C.D.R.



## LEGAL DESCRIPTION TRACT II

### "AS NOW SURVEYED"

A 33.7343 acre tract (called 33.967 acres) being the same property described as Tract I in a deed recorded in Volume 17911, Page 13 of the Cameron County Deed Records, being out of Block 14, Thompson Tract, recorded in Volume 4, Page 24 of the Cameron County Map Records, located in the Espiritu Santo Grant, Share No. 22, Cameron County, Texas, and being more particularly described by Metes and Bounds as follows:

**BEGINNING** at the northwest corner of said Block 14, in the centerline of Stanford Road (40 foot wide road easement per Volume 4, Page 24 of the Cameron County Map Records);

THENCE, along the centerline of Stanford Road, being the north line of said Block 14, South 84 degrees 55 minutes 00 seconds East, for a distance of 1311.83 feet (called 1320.00 feet) to a ¼ inch iron rod found for the northeast corner, being the northeast corner of said Block 14;

THENCE, along the west line of Block 15, South 05 degrees 02 minutes 57 seconds West (called South 05 degrees 05 minutes West) for a distance of 1320.00 feet to a ½ inch iron rod found for the southeast corner, being the southeast corner of said Block 14;

THENCE, along the north line of Block 19, North 84 degrees 52 minutes 52 seconds West (called North 84 degrees 55 minutes West) passing at a distance of 383.79 feet a ½ inch iron rod on line, passing at a distance of 1180.47 feet a ½ inch iron rod found on the east top bank of a canal and continuing for a total distance of 1200.42 feet (called 1207.67 feet) to the southwest corner, in the center of a canal;

THENCE, across said Block 14 and along the center of a canal the following courses and distances:

North 41 degrees 17 minutes 00 seconds East, a distance of 463.89 feet (called 464.82 feet) to an angle point;

North 11 degrees 57 minutes 00 seconds West, a distance of 472.78 feet (called 472.00 feet) to an angle point;

North 45 degrees 05 minutes 00 seconds West, a distance of 322.56 feet (called 323.73 feet) to a point for corner in the east line of Block 13;

THENCE, along the east line of Block 13, North 05 degrees 05 minutes 00 seconds East, passing at a distance of 20.31 feet a capped ½ inch iron rod marked "1ST AMER 4053785800" set on the north top bank of said canal, passing at a distance of 266.25 feet a ½ inch iron rod found on the south line of Stanford Road and continuing for a total distance of 286.25 to the **POINT OF BEGINNING** and containing 33.7343 acres of land.

This description is based on the Land Survey and Plat made by Joseph L. Roederer, Registered Professional Land Surveyor No. 5727, on December 19, 2014

*Joseph L. Roederer*

Joseph L. Roederer  
R.P.L.S. No. 5727



**LEGAL DESCRIPTION TRACT III**

**"AS NOW SURVEYED"**

A 8.4673 acre tract (called 8.468 acres) being the same property described as Tract II in a deed recorded in Volume 17911, Page 13 of the Cameron County Deed Records, being out of Block 134, Fresno Land and Irrigation Company Subdivision, recorded in Volume 3, Page 9 of the Cameron County Map Records, located in the Espiritu Santo Grant, Share No. 12, Cameron County, Texas, and being more particularly described by Metes and Bounds as follows:

**COMMENCING** at the northeast corner of said Block 134, in the centerline of Stanford Road (40 foot wide road easement per Volume 3, Page 29 of the Cameron County Map Records);

THENCE, along the centerline of Stanford Road, being the north line of said Block 134, North 84 degrees 55 minutes 00 seconds West, for a distance of 186.00 feet to a cotton spindle found for the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, across said Block 134, South 13 degrees 04 minutes 37 seconds West (called South 13 degrees 07 minutes 10 seconds East) passing at a distance of 20.20 feet the south line of Stanford Road, from which a 1/2 inch iron rod bears North 50 degrees East, a distance of 0.56 feet and continuing for a total distance of 329.81 feet (called 330.01 feet) to a 1/2 inch iron rod found for an angle point;

THENCE, continuing across said Block 134, South 40 degrees 59 minutes 10 seconds East (called South 40 degrees 59 minutes 10 seconds East) for a distance of 184.04 feet (called 184.23 feet) to a 1/2 inch iron rod found for the southeast corner in the north line of a canal;

THENCE, along the north line of said canal and across said Block 134, South 57 degrees 46 minutes 30 seconds West, for a distance of 758.97 feet (called 758.81 feet) to a capped 1/2 inch iron rod marked "1ST AMER 4053785800" set for the southwest corner;

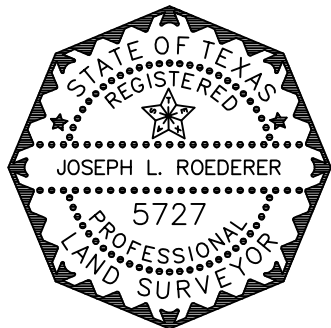
THENCE, across said Block 134, North 05 degrees 05 minutes 00 seconds East, passing at a distance of 894.31 feet a 1/2 inch iron rod found on the south line of Stanford Road and continuing for a total distance of 914.31 feet (called 914.50 feet) to a cotton spindle found for the northwest corner, in the centerline of Stanford Road;

THENCE, along the centerline of Stanford Road, being the north line of said Block 134, South 84 degrees 55 minutes 00 seconds East, for a distance of 517.00 feet to the **POINT OF BEGINNING** and containing 8.4673 acres of land.

This description is based on the Land Survey and Plat made by Joseph L. Roederer, Registered Professional Land Surveyor No. 5727, on December 19, 2014

*Joseph L. Roederer*

Joseph L. Roederer  
R.P.L.S. No. 5727



## LEGAL DESCRIPTION TRACT IV

### "AS NOW SURVEYED"

A 14.1821 acre tract (called 11.755 acres) being the same property described as Tract III in a deed recorded in Volume 17911, Page 13 of the Cameron County Deed Records, being out of Blocks 22 and 23, Thompson Tract, recorded in Volume 4, Page 24 of the Cameron County Map Records, located in the Espiritu Santo Grant, Share No. 22, Cameron County, Texas, and being more particularly described by Metes and Bounds as follows:

**BEGINNING** at the common north corner of said Blocks 22 and 23, in the centerline of Henderson Road (40 foot wide road easement per Volume 4, Page 24 of the Cameron County Map Records), from which a ½ inch iron rod found marking the southeast corner of Block 14 bears North 05 degrees 02 minutes 57 seconds East (called North 05 degrees 05 minutes East) a distance of 1263.58 feet (called 1261.1 feet);

THENCE, along the centerline of Henderson Road, being the north line of said Block 23, South 82 degrees 51 minutes 42 seconds East (called South 82 degrees 58 minutes East) for a distance of 579.52 feet to the northeast corner;

THENCE, across said Block 23, South 05 degrees 05 minutes 00 seconds West, passing at a distance of 20.00 feet a capped ½ inch iron rod marked "1ST AMER 4053785800" set on the south line of Henderson Road, passing at a distance of 646.02 feet a ½ inch iron rod found on the north line of a 100 foot wide canal easement per Volume 24, Pages 31 through 32 of the Cameron County Map Records and continuing for a total distance of 703.50 feet (called 704.2 feet) to the southeast corner, in the centerline of said canal easement;

THENCE, along the centerline of said canal easement the following courses and distances:

North 55 degrees 23 minutes 00 seconds West, a distance of 131.92 feet (called 131.5 feet) to an angle point;

North 76 degrees 56 minutes 00 seconds West, a distance of 471.14 feet (called 473.0 feet) to an angle point;

North 48 degrees 41 minutes 00 seconds West, a distance of 966.60 feet (called 966.9 feet) to an angle point;

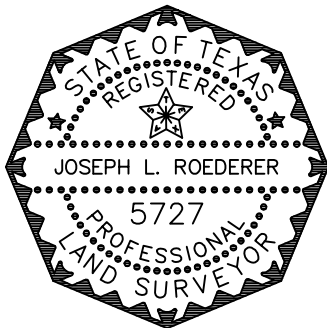
North 27 degrees 40 minutes 00 seconds West, passing at a distance of 37.15 feet a capped ½ inch iron rod marked "1ST AMER 4053785800" set on the south line of Henderson Road and continuing for a total distance of 61.51 feet (called 59.0 feet) to the northwest corner, in the centerline of Henderson Road;

THENCE, along the centerline of Henderson Road, being the north line of said Block 22, South 82 degrees 51 minutes 42 seconds East (called South 82 degrees 58 minutes East) for a distance of 815.68 feet to the **POINT OF BEGINNING** and containing 14.1821 acres of land.

This description is based on the Land Survey and Plat made by Joseph L. Roederer, Registered Professional Land Surveyor No. 5727, on December 19, 2014

*Joseph L. Roederer*

Joseph L. Roederer  
R.P.L.S. No. 5727



**LEGAL DESCRIPTION TRACT V(A)**

**"AS NOW SURVEYED"**

A 37.7079 acre tract (called 37.68 acres) being the same property described as Tract IV(A) in a deed recorded in Volume 17911, Page 13 of the Cameron County Deed Records, being out of Blocks 5 and 12, Thompson Tract recorded in Volume 4, Page 24 of the Cameron County Map Records, located in the Espiritu Santo Grant, Share No. 22, Cameron County, Texas, and being more particularly described by Metes and Bounds as follows:

**BEGINNING** at the southwest corner of said Block 12, in the centerline of Stanford Road (40 foot wide road easement per Volume 4, Page 24 of the Cameron County Map Records);

THENCE, along the east line of Block 123, Fresno Land and Irrigation Company Subdivision, recorded in Volume 3, Page 9 of the Cameron County Map Records, North 06 degrees 29 minutes 00 seconds East, passing at a distance of 24.77 feet a ½ inch iron rod found on line and continuing for a total distance of 1132.10 feet to a capped ½ inch iron rod marked "1ST AMER 4053785800" set for the northwest corner, in the southerly line of Reseca Bank;

THENCE, along the meanders of the southerly line of Reseca Bank and across said Blocks 12 and 5 the following courses and distances:

North 81 degrees 26 minutes 00 seconds East, a distance of 218.00 feet to a capped ½ inch iron rod marked "1ST AMER 4053785800" set for an angle point;

South 84 degrees 43 minutes 00 seconds East, a distance of 210.00 feet to a capped ½ inch iron rod marked "1ST AMER 4053785800" set for an angle point;

North 83 degrees 26 minutes 00 seconds East, a distance of 467.99 feet (called 469 feet) to a capped ½ inch iron rod marked "1ST AMER 4053785800" set for an angle point;

North 62 degrees 29 minutes 00 seconds East, a distance of 480.77 feet (called 479.9 feet) to a capped ½ inch iron rod marked "1ST AMER 4053785800" set for the northeast corner;

THENCE, along the west line of Block 11, South 05 degrees 05 minutes 00 seconds West, passing at a distance of 1516.00 feet a capped ½ inch iron rod marked "1ST AMER 4053785800" set on the north line of Stanford Road and continuing for a total distance of 1536.00 feet to the southeast corner, in the centerline of Stanford Road;

THENCE, along the centerline of Stanford Road, being the south line of said Block 12, North 84 degrees 55 minutes 00 seconds West, for a distance of 1312.87 feet (called 1312.2 feet) to the **POINT OF BEGINNING** and containing 37.7079 acres of land;

This description is based on the Land Survey and Plat made by Joseph L. Roederer, Registered Professional Land Surveyor No. 5727, on December 19, 2014

*Joseph L. Roederer*

Joseph L. Roederer  
R.P.L.S. No. 5727



**LEGAL DESCRIPTION TRACT V(B)**

**"AS NOW SURVEYED"**

A 10.0997 acre tract (called 10 acres) being the same property described as Tract IV(B) in a deed recorded in Volume 17911, Page 13 of the Cameron County Deed Records, being out of Block 11, Thompson Tract recorded in Volume 4, Page 24 of the Cameron County Map Records, located in the Espiritu Santo Grant, Share No. 22, Cameron County, Texas, and being more particularly described by Metes and Bounds as follows:

**BEGINNING** at the southwest corner of said Block 11, in the centerline of Stanford Road (40 foot wide road easement per Volume 4, Page 24 of the Cameron County Map Records);

THENCE, along the east line of Block 12, North 05 degrees 05 minutes 00 seconds East, passing at a distance of 20.00 feet a capped ½ inch iron rod marked "1ST AMER 4053785800" set on the north line of Stanford Road and continuing for a total distance of 1320.00 feet to a capped ½ inch iron rod marked "1ST AMER 4053785800" set for the northwest corner;

THENCE, along the south line of Block 6, South 84 degrees 55 minutes 00 seconds East, for a distance of 333.29 feet to a capped ½ inch iron rod marked "1ST AMER 4053785800" set for the northeast corner;

THENCE, across said Block 11, South 05 degrees 05 minutes 00 seconds West, passing at a distance of 1300.00 feet a capped ½ inch iron rod marked "1ST AMER 4053785800" set on the north line of Stanford Road and continuing for a total distance of 1320.00 feet to the southeast corner, in the centerline of Stanford Road;

THENCE, along the centerline of Stanford Road, being the south line of said Block 11, North 84 degrees 55 minutes 00 seconds West, for a distance of 333.29 feet to the **POINT OF BEGINNING** and containing 10.0997 acres of land.

This description is based on the Land Survey and Plat made by Joseph L. Roederer, Registered Professional Land Surveyor No. 5727, on December 19, 2014

*Joseph L. Roederer*

Joseph L. Roederer  
R.P.L.S. No. 5727

