



Bearings are based on the South line of Hwy. 90

□ = Fnd. R.O.W. monument

○ = Set 1/2" iron rod & cap mkd. "RPS 4425"

**PLAT**

of a survey of a 0.39 acre tract of land out of a 2.56 acre tract, said 2.56 acre tract being the remainder of a 5.0 acre tract described in Vol. 97, P. 124, Deed Records, out of Survey 18, Block 4, G.C. & S.F. Ry. Co. Surveys, Brewster County, Texas



I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE TEXAS SURVEYORS ASSOCIATION FOR A CATEGORY 1B, CONDITION IV SURVEY.

*Steven F. Walker*  
 Steven F. Walker  
 Registered Public Surveyor #4425  
 Brewster County Surveyor  
 Date: Oct. 13, 1987

WS

Grantor: NANCY MCGONAGILL GROTH, wife of WALTER GROTH, as her separate property

Grantor's Mailing address: Post Office Box 356, Marathon, Brewster County, Texas 79842

Grantee: GILDA MARTINEZ

Grantee's Mailing Address: Post Office Box 395, Marathon, Brewster County, Texas 79842

Consideration: Cash and other valuable consideration

Property (including improvements): A 0.39 acre tract of land out of a 2.56 acre tract, said 2.56 acre tract being the remainder of a 5.0 acre tract described in Vol. 97, p. 124, Deed Records, out of Survey 18, Block 4, G.C. & S.F.Ry. Co. Surveys, Brewster County, Texas and being more particularly described in Exhibit "A" attached to this Deed and by reference incorporated in it.

Reservations from and Exceptions to Conveyancing and Warranty: For Grantor and Grantor's successors and assigns, a reservation of all the minerals that are in and under the property and that may be produced from it and a reservation of the right of ingress and egress at all times for mining, drilling, exploring, operating and developing the property for oil, gas and other minerals and removing them from the property. In no event, by warranty, estoppel, or otherwise, shall the Grantee acquire any interest in such reserved estate.

Basements: Rights-of-Way and Prescriptive Rights, whether of record or not; all presently recorded instruments, other than liens and conveyances that affect the property; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators and successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

*Nancy McGonagill Groth*  
NANCY MCGONAGILL GROTH

STATE OF TEXAS

COUNTY OF BREWSTER

This instrument was acknowledged before me on 26 Oct 1987 by NANCY MCGONAGILL GROTH.

*Marie Roberts*  
Notary Public, State of Texas

My commission expires:

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THE STATE OF TEXAS

THE COUNTY OF BREWSTER

Metes and bounds description of a 0.39 acre tract of land out of a 2.56 acre tract, said 2.56 acre tract being the remainder of a 5.0 acre tract described in Vol. 97, P. 124, Deed Records, out of Survey 18, Block 4, G.C. & S.F. Ry. Co. Surveys, Brewster County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod and cap set in the North Right-of-Way of the Southern Pacific Railroad and in the East line of Survey 18 and the West line of Survey 15 for the Southeast corner of said 2.56 acre tract and the Southeast corner of this tract, from which point a 5/8" iron rod in a fence corner found for the common corner of Surveys 15, 16, 17 and 18, Block 4, G.C. & S.F. Ry. Co. Surveys, Brewster County, Texas bears South 0°59'18" East 2373.88 feet.

THENCE Southwesterly with a curve of the North Right-of-Way of said Southern Pacific Railroad and the South line of said 2.56 acre tract, having a delta angle of 6°16'24" and a radius of 1757.86 feet, for a length of 192.47 feet to a 1/2" iron rod and cap set for the Southwest corner of this tract.

THENCE North 0°59'18" West 244.16 feet to a 1/2" iron rod and cap marked "RPS 4425" set in the South Right-of-Way of Highway 90 and the North line of said 2.56 acre tract for the Northwest corner of this tract, from which point a 1/2" iron rod and cap marked "RPS 4425" set for a point of curvature of said South Right-of-Way of Highway 90 bears South 83°10' West 93.93 feet.

THENCE Northeasterly with a curve of said Right-of-Way, having a delta angle of 0°07'08" and a radius of 8676.58 feet, for a length of 18.0 feet to a point for the Northwest corner of a 0.70 acre tract of land described in Vol. 154, P. 207, Deed Records, for the North-Northeast corner of this tract.

THENCE South 0°59'18" East 175.0 feet with the West line of said 0.70 acre tract to a point for the Southwest corner of said 0.70 acre tract and a corner of this tract.

THENCE North 84°10' East 175.0 feet with the South line of said 0.70 acre tract to a point in the East line of said Survey 18 and the West line of said Survey 15 for the Southeast corner of said 0.70 acre tract and the East-Northeast corner of this tract, from which point a concrete Highway monument found in the South Right-of-Way of said Highway 90 for the Northeast corner of said 2.56 acre tract and the Northeast corner of said 0.70 acre tract, this point also being in the East line of Survey 18 and the West line of Survey 15, bears North 0°59'18" West 175.0 feet.

THENCE South 0°59'18" East 79.61 feet with the East line of said Survey 18 and the West line of said Survey 15 to the point of beginning.



I HEREBY CERTIFY THAT THE FOREGOING FIELD NOTES REPRESENT THE RESULTS OF AN ACTUAL SURVEY ON THE GROUND MADE BY ME AND COMPLY WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE TEXAS SURVEYORS ASSOCIATION FOR A CATEGORY 1B, CONDITION IV, SURVEY.

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EXHIBIT

A tract of land One Hundred Seventy-five feet (175') by One Hundred Seventy-five feet (175'), being a part of a subdivision of the East One Half (E/2) of Survey Eighteen (18), Block Four (4), Certificate 2244, G.C. & S.F. Ry. Co. Original Grantee, patented to Tom Burnam, known as Block or Tract No. 10, and described by metes and bounds as follows:

COMMENCING at an iron pin driven in the ground in the East line of Survey 18, Block 4, under the North fence of the G.H. & S.F. Ry. Co. Right of Way and being the Southeast corner of said Block or Tract No. 10;

THENCE North, following the East line of said Survey 18, One Hundred Five (105) varas to an iron pin in the East line of said Survey 18, and being the Northeast corner of said Block 10, and being more particularly described as being on the South boundary line of U.S. Highway 90, State Highway No. 3, for the place of beginning;

THENCE in a Westerly direction, following along the South boundary line of said U.S. Highway 90, One Hundred Seventy-five (175) feet to a point in the South boundary line of U.S. highway 90;

THENCE in a Southerly direction and parallel to the East boundary line of said Survey 18, One Hundred Seventy-five (175) feet to a point;

THENCE in an Easterly direction and parallel to the South boundary line of U.S. Highway 90 to a point in the East boundary line of Survey Eighteen (18);

THENCE in a Northerly direction along the East boundary line of said Survey 18 to the point of BEGINNING.

SAVE AND EXCEPT: There is excepted from this conveyance and reserved to Grantor herein all of the oil, gas and other minerals in and under and that may be produced from the above described tract of land.

STATE OF TEXAS  
COUNTY OF ...  
I, the undersigned, Clerk of the County of ...  
do hereby certify that the foregoing is a true and correct copy  
of the original of the above described instrument as the same  
is on file in my office.



METES AND BOUNDS

THE STATE OF TEXAS

THE COUNTY OF BREWSTER

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