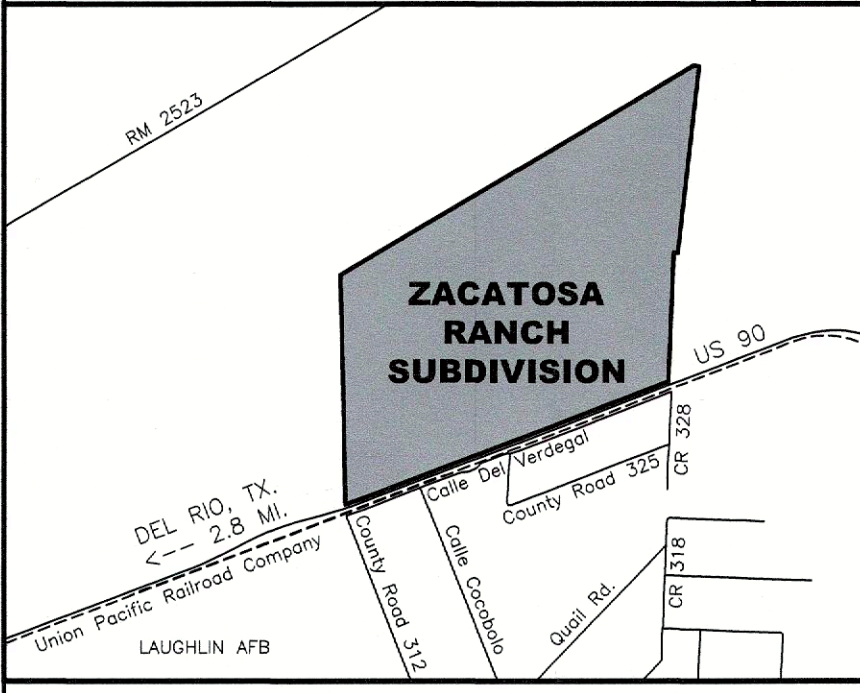




SKG ENGINEERING, LLC
 SURVEYING • ENVIRONMENTAL • LAB/CMT
 706 SOUTH ABE STREET SAN ANGELO, TEXAS 76903
 PHONE: 325.655.1288 FAX: 325.657.8189
 FIRM No.: 10102400 www.skg.com



VICINITY MAP

SLIDE 668
 VAL VERDE COUNTY MAP RECORDS

FILED
 On Feb 13/2024 at 04:19P
 Receipt # 181801
 Torrey Esther Chavez
 County Clerk, Val Verde County, TX
 My Elin Gymer
 By _____

I. & G.N. R.R. CO.
 BLOCK 3
 SECTION NO. 3
 ABSTRACT NO. 1205

I. & G.N. R.R. CO.
 BLOCK 3
 SECTION NO. 2
 ABSTRACT NO. 1204

UTILITY EASEMENTS

DEDICATION OF UTILITY EASEMENT: There is hereby provided, dedicated, granted and established inside and parallel to the boundary of every tract or lot within the Zacatosa Ranch Subdivision a fifteen (15.00) foot wide strip of land for utility purposes, which easements shall inure to the mutual and reciprocal benefit of the owners of said tracts or lots, their heirs, successors, personal representatives, and assigns, forever, and which easements on every tract or lot may be used for utility purposes to benefit any and all other tracts or lots and shall include the right of ingress and egress for construction, installation and maintenance, without limitation, of all types of utility services, and during periods of emergency or repair, maintenance or construction, such additional widths of easement beyond the stated number above is temporarily granted as may be reasonably necessary to complete the repair, maintenance or construction or address the emergency.

I. & G.N. R.R. CO.
 BLOCK 4
 SECTION NO. 36
 ABSTRACT NO. 1069

I. & G.N. R.R. CO.
 BLOCK 4
 SECTION NO. 39
 ABSTRACT NO. 1224

I. & G.N. R.R. CO.
 BLOCK 4
 SECTION NO. 37
 ABSTRACT NO. 1222

I. & G.N. R.R. CO.
 BLOCK 4
 SECTION NO. 38
 ABSTRACT NO. 1223

H.E. & W.T. R.R. CO.
 SECTION NO. 850
 ABSTRACT NO. 1920

ZACATOSA RANCH SUBDIVISION

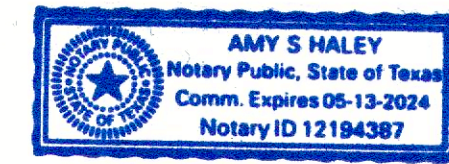
Val Verde County, Texas.
 OWNER/DEVELOPER: Rock Pile Construction, LLC

DESCRIPTION:
 Being 1,410.397 acres of land out of I. & G.N. R.R. CO. Block 4, Section No. 38, Abstract No. 1223; I. & G.N. R.R. CO. Block 4, Section No. 37, Abstract No. 1222; I. & G.N. R.R. CO. Block 3, Section No. 2, Abstract No. 1204; I. & G.N. R.R. CO. Block 3, Section No. 3, Abstract No. 1205; I. & G.N. R.R. CO. Block No. 4, Section No. 2, Abstract No. 1204 and I. & G.N. R.R. CO. Block 4, Section No. 37, Abstract No. 1222 and I. & G.N. R.R. CO. Block 4, Section No. 38, Abstract No. 1223 and I. & G.N. R.R. CO. Block 4, Section No. 36, Abstract No. 1069 and I. & G.N. R.R. CO. Block 4, Section No. 39, Abstract No. 1224, Val Verde County, Texas and being all of the certain tracts described as Tract 1, II, III, IVA, IV, VA, VI, and VII and being more particularly described on page 2 of 2.

STATE OF TEXAS
 COUNTY OF VAL VERDE
 I, Justin Burk of Rock Pile Construction, LLC, owner of the property subdivided in the above and foregoing map of The Zacatosa Ranch Subdivision, do hereby make subdivision of said property for an on behalf of said Rock Pile Construction, LLC, according to the property lines, streets, and easements therein shown, and designate said subdivision as Zacatosa Ranch Subdivision in I. & G.N. R.R. CO. Block 3, Section No. 3, Abstract No. 1205 and I. & G.N. R.R. CO. Block 3, Section No. 2, Abstract No. 1204 and I. & G.N. R.R. CO. Block 4, Section No. 37, Abstract No. 1222 and I. & G.N. R.R. CO. Block 4, Section No. 38, Abstract No. 1223 and I. & G.N. R.R. CO. Block 4, Section No. 36, Abstract No. 1069 and I. & G.N. R.R. CO. Block 4, Section No. 39, Abstract No. 1224, Val Verde County, Texas; and dedicate to public use as such, the streets and easements as shown thereon; and dedicate solely to use by the appropriate government and/or public, semi-public and/or private utility entity such easements, subject to any easement either private or of record, and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

STATE OF TEXAS
 COUNTY OF VAL VERDE
 That Rock Pile Construction, LLC, owner composing 40 Lots of the above described tract of land as shown on this plat hereby call for said to be known as "Zacatosa Ranch Subdivision".

Given under my hand and seal of office this 14th day of January, A.D. 2024
 Notary Public, State of Texas



REGISTERED PROFESSIONAL LAND SURVEYOR No. 5636
 SURVEYOR'S CERTIFICATE
 Know all men by these presents that I, Russell T. Gully RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown will be properly placed, under my supervision, in accordance with platting requirements of Val Verde County, Texas.

STATE OF TEXAS
 COUNTY OF VAL VERDE
 The plat of Zacatosa Ranch Subdivision has been submitted to and considered by the Commissioners of Val Verde County, Texas and is hereby approved by said Court.

Dated this 9 day of February, A.D. 2024
 Lewis Owens - County Judge

Subject property lies outside the corporate limits of Del Rio, Texas.
 Subject property lies within the City of Del Rio, Texas Extraterritorial Jurisdiction.
 Plat inspected for filing in the Map Records of Val Verde County, Texas.
 Abner Martinez
 County Surveyor, Val Verde County, Texas



SCALE: 1" = 400'
 GRAPHIC SCALE: FEET
 0 200 400 800

BEARINGS HEREON ARE BASED ON TEXAS COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE BY GPS OBSERVATION.

- LEGEND:
- Found 1/2" Iron Pipe or Rod (unless otherwise noted)
 - Set 1/2" Iron Rod with Cap
 - ⊙ Set 60d Nail
 - ⊠ Set RR Spike
 - (R) RECORDED DISTANCE/BEARING
 - (M) MEASURED DISTANCE/BEARING
 - ORIGINAL TEXAS SURVEY LINE
 - ▨ FLOOD ZONE 'A'

ORIGINAL TEXAS SURVEY LINES SHOWN HEREON AND OBTAINED FROM THE TEXAS GENERAL LAND OFFICE IN SHARPLEY FORMAT MAY NOT BE ACCURATE AND SHOULD BE CONSIDERED APPROXIMATE.

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 County Clerk Val Verde County, TX
 Myra K. Alvarado
 Register

DRAINAGE EASEMENT NOTE:

A perpetual blanket drainage easement is hereby dedicated for the purpose of allowing stormwater to be discharged onto, over, and across the tracts shown hereon. This blanket drainage easement shall not preclude the construction of buildings or improvements or the impounding of stormwater on said tracts provided that such does not prohibit the enjoyment of the blanket drainage easement granted. Each tract owner(s) shall be responsible for managing and allowing for the passage of stormwater onto, over, and across said tract(s).

NOTICE OF WATER RESERVATION:

No water may be produced, stored, or sold for commercial purposes. A single water well per lot may be drilled, and the water therefrom may be produced, stored, and used for domestic and livestock purposes only. If a landowner owns more than one lot, the water from one lot may be used on another adjacent lot owned by the same landowner in this subdivision, with the water being used for domestic and livestock purposes only.

NOTICE OF GRAZING LEASE:

All land within the Zocatosa Ranch Subdivision is subject to a Grazing Lease which may limit or otherwise restrict the use and enjoyment of the land by the owner. The Grazing Lease is filed of record in the real estate and/or plat records of Val Verde County, Texas.

NOTICE OF NO SUBDIVISION:

No lot may be subdivided without the express written approval of developer, its heirs and/or assigns.

GENERAL NOTES:

- No building or other structure, including hunting blinds and feeders, shall be erected within twenty-five (25) feet of any boundary, street or road, or within twenty-five (25) feet of any boundary line of any other tract.
- A portion of this property lies within Flood Zone "A" according to FEMA Map Number 48465C1675D, July 22, 2010 and 48465C1700D, July 22, 2010. Each tract owner shall review current the FEMA Flood Insurance Rate Map to determine extents of Flood Hazard Areas.
- Flood Zone "A" areas shown are derived from FEMA Map Number 48465C1675D, July 22, 2010 and 48465C1700D, July 22, 2010 and are shown for reference only.
- Contour Lines shown are derived from USGS LIDAR data.

ROADS AND STREETS

VAL VERDE COUNTY NOT TO MAINTAIN SUBDIVISION ROADS: The roads, streets, alleys, ditches, bridges, culverts or any other such facilities within this subdivision may be dedicated to the use of the owners of the land in Zocatosa Ranch Subdivision but shall not be dedicated to public use.

The County of Val Verde shall never be obliged or obligated in any way to construct roads, streets, alleys, ditches, bridges, culverts or any other such facility within the subdivision, or to maintain or repair the same, nor shall the County of Val Verde ever be obliged or obligated to construct, maintain or repair any non-County Roads which provide access to the subdivision.

The approval of Val Verde County regarding the filing of the Zocatosa Ranch Subdivision, shown and platted hereon, shall not be construed as acceptance of any obligation whatever on the part of Val Verde County for the maintenance or repair of roads or streets or other such facilities within this subdivision, whether by implication or otherwise. And purchasers of tracts of land within any such subdivision shall be deemed to have had actual notice of this provision prior to purchase.

Line Table		
Line #	Bearing	Length
L1	N20°55'22"W	75.33'
L2	N29°04'38"E	26.83'
L3	N56°45'14"W	330.35'
L4	S56°45'14"E	326.70'
L5	N69°04'38"E	64.28'
L6	S70°55'22"E	76.96'
L7	S20°55'22"E	25.39'
L8	N69°05'46"E	915.64'
L9	N23°25'55"W	552.09'
L10	N66°34'05"E	632.62'
L11	N82°33'57"E	277.65'
L12	N07°26'03"W	568.02'
L13	N31°29'54"W	2273.04'
L14	N40°31'21"E	697.34'
L15	N59°31'12"E	3327.95'
L16	S87°18'25"E	1741.20'
L17	N02°41'35"E	320.38'
L18	N32°38'49"E	307.92'
L19	S32°38'49"W	307.92'
L20	S02°41'35"W	322.65'
L21	S14°48'16"W	1183.69'
L22	S22°38'53"W	554.60'
L23	S04°53'06"E	794.30'

Line Table		
Line #	Bearing	Length
L24	S69°04'38"W	2502.53'
L25	S57°48'45"W	527.90'
L26	S82°33'57"W	1145.74'
L27	S66°34'05"W	632.62'
L28	S23°25'55"E	552.09'
L29	N07°26'03"W	568.02'
L30	N31°29'54"W	2273.04'
L31	N40°31'21"E	697.34'
L32	N59°31'12"E	3327.95'
L33	S87°18'25"E	1791.20'
L34	S14°48'16"W	1183.69'
L35	S22°38'53"W	554.60'
L36	S04°53'06"E	794.30'
L37	S69°04'38"W	2502.53'
L38	S57°48'45"W	527.90'
L39	S82°33'57"W	768.10'
L40	N05°21'30"W	404.60'
L41	S88°49'38"W	184.81'
L42	N23°25'55"W	150.00'
L43	N69°05'46"E	150.00'
L44	S65°54'09"E	127.07'
L45	N69°05'46"E	3262.87'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	67.09'	250.00'	15°22'30"	N49°03'58"W	66.89'
C2	33.60'	25.00'	77°00'15"	N79°52'51"W	31.13'
C3	338.49'	70.00'	277°03'15"	N20°08'39"E	92.72'
C4	123.66'	200.00'	35°25'30"	S39°02'28"E	121.70'
C5	161.49'	100.00'	92°31'41"	N22°49'56"E	144.51'
C6	706.86'	450.00'	90°00'00"	N21°34'05"E	636.40'
C7	181.49'	650.00'	15°59'52"	N74°34'01"E	180.90'
C8	39.27'	25.00'	90°00'00"	N37°33'57"E	35.36'
C9	409.50'	975.00'	24°03'51"	N19°27'59"W	406.49'
C10	188.55'	150.00'	72°01'15"	N4°30'44"E	176.38'
C11	671.43'	2025.00'	18°59'51"	N50°01'17"E	668.36'
C12	593.45'	1025.00'	33°10'22"	N76°06'23"E	585.20'
C13	39.27'	25.00'	90°00'00"	N47°41'35"E	35.36'
C14	797.27'	1525.00'	29°57'15"	N17°40'12"E	788.22'
C15	25.41'	25.00'	58°14'35"	N3°31'32"E	24.33'
C16	362.23'	70.00'	296°29'11"	S57°21'11"E	73.68'
C17	25.41'	25.00'	58°14'35"	S61°46'07"W	24.33'
C18	771.13'	1475.00'	29°57'15"	S17°40'12"W	762.37'
C19	36.99'	25.00'	84°47'03"	S39°41'57"E	33.71'
C20	887.85'	525.00'	96°53'44"	S33°38'36"E	785.77'
C21	140.32'	1025.00'	7°50'37"	S18°43'34"W	140.21'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C22	468.53'	975.00'	27°31'59"	S8°52'53"W	464.03'
C23	677.72'	525.00'	73°57'44"	S32°05'46"W	631.63'
C24	388.30'	1975.00'	11°15'54"	S63°26'41"W	387.68'
C25	442.83'	1025.00'	24°45'12"	S70°11'21"W	439.39'
C26	167.53'	600.00'	15°59'52"	S74°34'01"W	166.98'
C27	628.32'	400.00'	90°00'00"	S21°34'05"W	565.69'
C28	242.24'	150.00'	92°31'41"	S22°49'56"W	216.76'
C29	430.50'	1025.00'	24°03'51"	N19°27'59"W	427.34'
C30	125.70'	100.00'	72°01'15"	N4°30'44"E	117.59'
C31	654.85'	1975.00'	18°59'51"	N50°01'17"E	651.85'
C32	564.50'	975.00'	33°10'22"	N76°06'23"E	556.65'
C33	846.54'	475.00'	102°08'41"	S36°15'05"E	738.87'
C34	133.47'	975.00'	7°50'37"	S18°43'34"W	133.37'
C35	492.56'	1025.00'	27°31'59"	S8°52'53"W	487.83'
C36	613.17'	475.00'	73°57'44"	S32°05'46"W	571.47'
C37	398.13'	2025.00'	11°15'54"	S63°26'41"W	397.49'
C38	421.23'	975.00'	24°45'12"	S70°11'21"W	417.96'
C39	39.27'	25.00'	90°00'00"	N52°26'03"W	35.36'
C40	360.96'	1295.00'	15°58'13"	N13°20'37"W	359.80'
C41	172.99'	500.00'	19°49'24"	N4°33'12"E	172.13'

DESCRIPTION OF LAND:

TRACT I:
 BEING A PORTION OF A 1.39745 ACRE TRACT OF LAND, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND ON EXHIBIT "A" ATTACHED HERETO; SAVE AND EXCEPT A 54.59 ACRE TRACT OF LAND, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND ON EXHIBIT "B" ATTACHED HERETO; SAVE AND EXCEPT A 40 FOOT ROAD EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND ON EXHIBIT "C" ATTACHED HERETO, SUBJECT PROPERTY TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS TO BE PROVIDED WITH SURVEY SAID 1.39745 ACRES BEING THE SAME TRACT OF LAND CONVEYED TO SINDOMAR HOLDINGS, L.L.C. IN WARRANTY DEED DATED APRIL 24, 2002 RECORDED IN VOLUME 807, PAGE 855, OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY, TEXAS. (SEE REQUIREMENT ON SCHEDULE C, ITEM NO. 9)

TRACT II:
 BEING A 6.133 ACRE TRACT OF LAND, MORE OR LESS, OUT OF SURVEY 2, BLOCK 3, I, & G.N. RR CO., ABSTRACT 1204, SURVEY 3, BLOCK 3, I, & G.N. RR CO., ABSTRACT 1205 AND SURVEY 37, BLOCK 4, I, & G.N. RR CO., ABSTRACT 1222 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "D" ATTACHED HERETO, SAID 6.133 ACRES BEING THE SAME TRACT OF LAND CONVEYED TO TOMAS GONZALEZ AND WIFE, ERIN GONZALEZ IN GIFT GENERAL WARRANTY DEED DATED APRIL 21, 2011 RECORDED IN VOLUME DOCUMENT NUMBER 00263942, OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY, TEXAS.

TRACT IIIA:
 NON EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS CREATED IN THAT CERTAIN GIFT GENERAL WARRANTY DEED DATED APRIL 21, 2011 FROM SINDOMAR HOLDINGS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY TO TOMAS GONZALEZ AND WIFE, ERIN GONZALEZ RECORDED IN VOLUME DOCUMENT NUMBER 00263942, OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "E" ATTACHED HERETO.

TRACT IIIB:
 BEING A 5.647 ACRE TRACT OF LAND, MORE OR LESS, OUT OF SURVEY 37, BLOCK 4, I, & G.N. RR CO., ABSTRACT 1222 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "F" ATTACHED HERETO, SAID 5.647 ACRES BEING THE SAME TRACT OF LAND CONVEYED TO SINDOMAR HOLDINGS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY IN WARRANTY DEED DATED JANUARY 8, 2018 RECORDED IN DOCUMENT NUMBER 00305679, OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY, TEXAS.

TRACT IIIC:
 NON EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS CREATED IN THAT CERTAIN GIFT GENERAL WARRANTY DEED DATED APRIL 21, 2011 FROM SINDOMAR HOLDINGS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY TO ENOCH DUVAL AND WIFE, MICHELLE DUVAL RECORDED IN VOLUME DOCUMENT NUMBER 00305679, OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "G" ATTACHED HERETO.

TRACT IIV:
 BEING A 6.357 ACRE TRACT OF LAND, MORE OR LESS, OUT OF SURVEY 37, BLOCK 4, I, & G.N. RR CO., ABSTRACT 1222 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "H" ATTACHED HERETO, SAID 6.357 ACRES BEING THE SAME TRACT OF LAND CONVEYED TO JUAN GONZALEZ IN GIFT GENERAL WARRANTY DEED DATED APRIL 21, 2011 RECORDED IN VOLUME DOCUMENT NUMBER 00263944, OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY, TEXAS.

TRACT IIIVa:
 NON EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS CREATED IN THAT CERTAIN GIFT GENERAL WARRANTY DEED DATED APRIL 21, 2011 FROM SINDOMAR HOLDINGS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY TO JUAN GONZALEZ RECORDED IN VOLUME DOCUMENT NUMBER 00263944, OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "I" ATTACHED HERETO.

TRACT IIVb:
 BEING A 6.179 ACRE TRACT OF LAND, MORE OR LESS, OUT OF SURVEY 2, BLOCK 3, I, & G.N. RR CO., ABSTRACT 1204, SURVEY 3, BLOCK 3, I, & G.N. RR CO., ABSTRACT 1222 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "J" ATTACHED HERETO, SAID 6.179 ACRES BEING THE SAME TRACT OF LAND CONVEYED TO RAMON GONZALEZ IN GIFT GENERAL WARRANTY DEED DATED APRIL 21, 2011 RECORDED IN VOLUME DOCUMENT NUMBER 00263945, OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY, TEXAS.

TRACT IIVc:
 NON EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS CREATED IN THAT CERTAIN GIFT GENERAL WARRANTY DEED DATED APRIL 21, 2011 FROM SINDOMAR HOLDINGS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY TO JUAN GONZALEZ RECORDED IN VOLUME DOCUMENT NUMBER 00263945, OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "K" ATTACHED HERETO.

TRACT IIVd:
 BEING A 1.48 ACRE TRACT OF LAND, MORE OR LESS, OUT OF SURVEY 37, BLOCK 4, I, & G.N. RR CO., AND SURVEY NO. 2 AND SURVEY NO. 3, BLOCK 3, I, & G.N. RR CO., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "L" ATTACHED HERETO, SAID 1.48 ACRES BEING THE SAME TRACT OF LAND CONVEYED TO MARK CARTER AND WIFE, PATRICIA CARTER IN GENERAL WARRANTY DEED DATED JANUARY 28, 2011 RECORDED IN VOLUME DOCUMENT NUMBER 00262193, OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY, TEXAS.

TRACT IIVe:
 NON EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS CREATED IN THAT CERTAIN GENERAL WARRANTY DEED DATED JANUARY 28, 2011 FROM SINDOMAR HOLDINGS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY TO MARK CARTER AND WIFE, PATRICIA CARTER RECORDED IN VOLUME DOCUMENT NUMBER 00262193, OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "M" ATTACHED HERETO.

Beginning at a 1/2" iron rod with cap marked "SKG ENGINEERS" set for the southeast corner of this tract and southwest corner of a 4.618 acre tract described in Volume 628, Page 585, Official Public Records of Val Verde County, Texas and in the north right of way line of U.S. Highway 90 and having coordinates of N:13693165.45, E:1414812.42 based on Texas State Plane Coordinate System NAD83, South Central Zone;

Thence with the south boundary line of this tract and north right of way line of said U.S. Highway 90 and generally following a fence, S. 69°05'46" W, a distance of 8469.98 feet (record S. 68°04'56" W - 8443.69 feet) to a 1/2" iron rod with cap marked "SKG ENGINEERS" set, S. 70°27'04" W, (record S. 69° 32' 56" W.) a distance of 532.11 feet to a 1/2" iron rod found for the southwest corner of this tract and southeast corner of a certain 1328.05 acre tract described in Volume 473, Page 297, Official Public Records of Val Verde, Texas;

Thence with the west boundary line of this tract and east line of said 1328.05 acre tract and a certain 920.333 acre tract described in Volume 997, Page 702, Official Public Records of Val Verde County, Texas and generally following a fence N. 01°10'22" W, (record N. 02° 04' 00" W) a distance of 1862.79 feet to a 1/2" iron rod with cap marked "SKG ENGINEERS", N. 01°14'22" W, (record N. 02° 08' 00" W.) a distance of 1634.57 feet to a 1/2" iron rod with cap marked "SKG ENGINEERS" set, N. 01°30'22" W, a distance of 2470.13 feet (record N. 02° 24' 00" W - 2476.59 feet) to a 2" fence corner post found for the northwest corner of this tract and southwest corner of a certain 1312.01 acre tract described in Document Number 00332985, Official Public Records of Val Verde County, Texas;

Thence with the north boundary line of this tract and south line of said 1312.01 acre tract and generally following a fence, N. 59°23'43" E, a distance of 2987.48 feet (record N. 58° 36' 11" E. 2989.03 feet) to a 1/2" iron rod with cap marked "SKG ENGINEERS" set, N. 59°29'02" E, (record N. 58° 31' 30" E.) a distance of 2689.49 feet to a 1/2" iron rod with cap marked "SKG ENGINEERS" set, N. 59°26'12" E, (record N. 58° 28' 40" E.) a distance of 3000.26 feet to a 1/2" iron rod with cap marked "SKG ENGINEERS" set, N. 59°20'04" E, a distance of 2033.96 feet (record N. 58° 22' 32" E - 2029.26 feet) to a 1/2" iron rod with cap marked "SKG ENGINEERS" set for an angle corner S. 82°09'14" E, a distance of 130.74 feet (record S. 83° 03' 38" E - 140.08 feet) to a 4" fence corner post found for the northeast corner of this tract and west line of said 2507 acre tract;

Thence with the east boundary line of this tract and west line of a certain 2,507 acre tract described and recorded in Document Number 00269556, Official Public Records of Val Verde County, Texas and generally following a fence, S. 06°27'42" W, (record S. 06° 27' 42" W.) a distance of 4881.56 feet to a 1/2" iron rod with cap marked "SKG ENGINEERS" set at an angle corner at the southwest corner of said 2,507 acre tract;

Thence continuing with the east boundary line of this tract and generally following a fence and the north and west line of said 4.618 acre tract, N. 87°39'00" W, (record N. 88° 33' 24" W.) a distance of 107.06 feet to a 1/2" iron rod with cap marked "SKG ENGINEERS" set at an angle corner of this tract, S. 02°25'40" W, a distance of 3354.32 feet (record S. 01° 31' 16" W - 3354.54 feet) to the point of beginning and containing an area of 1,410.397 acres of land.

Bearings recited herein are based on Texas Coordinate System of 1983, South Central Zone by GPS observation.