

EXHIBIT

September 10, 2015


**METES AND BOUNDS DESCRIPTION
100.00 ACRES OUT OF ALL OF LOTS 1-5, BLOCK 1,
AND PORTIONS OF LOTS 6-10, BLOCK 5,
M & M SUBDIVISION,
HIDALGO COUNTY, TEXAS**

A tract of land containing 100.00 acres situated in Hidalgo County, Texas, said 100.00 acres being all of Lots 1-5, Block 1, and part or portion out of Lots 6-10, Block 5, M & M SUBDIVISION, Recorded in Volume 8, Page 20, Hidalgo County Map Records, said 100.00 acres also being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 3, Block 1 said corner being within the right-of-way of Monte Cristo Road (FM 1925), for the Northeast corner of this tract;

1. THENCE, S 09° 01' 00" W along the East line of Lots 3, 4 and 5, Block 1, within the 40 foot right-of-way of 29th Street (Rooth Road) a distance of 1983.50 feet to the Southeast corner of this tract;
2. THENCE, N 80° 14' 00" W a distance of 2204.13 feet to the Southwest corner of this tract;
3. THENCE, N 09° 01' 00" E a distance of 1969.41 feet to the North line of said Lot 6, Block 5, for the Northwest corner of this tract;
4. THENCE, S 80° 36' 00" E along the North line of Lots 6, and 7, Block 5 and Lots 2 and 3, Block 1, and within the existing right-of-way of Monte Cristo Road (FM 1925), a distance of 2203.99 feet to the POINT OF BEGINNING and containing 100.00 acres, of which 1.825 acres lie within Monte Cristo Road (FM 1925), leaving a net of 98.375 acres of land, more or less.

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF AN EASEMENT SURVEY MADE ON THE GROUND ON 09-10-2015 UNDER MY DIRECTION AND SUPERVISION.


FRED L. KURTH, R.P.L.S. #4750


DATE:



M.L. RHODES, LTD
 WD DOC.#741019, H.C.O.R.
 FROST FARMS

S 80° 53' 33" E
 3237.19'

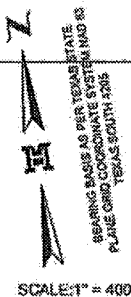
S 80° 53' E 3168.02'

1. ANY SURVEY REVISED ONLY BY PRINT THIS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.
3. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. LOCATION OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE MADE THE RESPECTIVE UTILITY COMPANY SHALL BE CONTACTED FOR VERIFICATION OF UTILITY TYPES AND EXACT LOCATIONS.

100.849 ACRES

SECTION 227,
 TEXAS-MEXICAN RAILWAY COMPANY SURVEY,
 VOL.4, PG.142-143, H.C.D.R.

APPROXIMATE LOCATION OF COMMUNITY PANEL NUMBER 480334 0300 D
 APPROXIMATE LOCATION OF COMMUNITY PANEL NUMBER 480334 0205 D



P.O.B

M.L. RHODES, LTD
 WD DOC.#741019, H.C.O.R.
 FROST FARMS

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
"C1"	595.64'	300.00'	132° 01' 26"	N12° 49' 44"E	548.94'	887.81'
"C2"	311.26'	1,348.00'	059° 12' 16"	S43° 17' 15"W	311.32'	166.10'
"C3"	168.23'	2,668.00'	054° 27' 34"	S49° 38' 09"W	168.29'	88.21'
"C4"	272.89'	800.00'	118° 32' 49"	S59° 12' 08"W	271.87'	137.70'
"C5"	358.07'	326.00'	083° 21' 48"	S31° 12' 27"W	358.51'	216.71'
"C6"	272.89'	800.00'	118° 32' 49"	S59° 12' 08"W	271.87'	137.70'
"C7"	388.24'	2,668.00'	051° 28' 21"	S19° 14' 26"W	388.13'	134.88'
"C8"	91.77'	2,668.00'	092° 37' 08"	S10° 13' 10"W	91.76'	48.89'
"C9"	276.15'	198.00'	093° 02' 38"	S50° 29' 03"W	253.97'	170.71'
"C10"	47.88'	1,458.00'	001° 53' 03"	N89° 14' 08"W	47.88'	23.81'
"C11"	212.18'	400.00'	030° 32' 14"	N70° 01' 33"W	210.88'	109.19'
"C12"	295.69'	400.00'	033° 49' 49"	N71° 40' 19"W	294.85'	139.89'
"C13"	212.81'	450.00'	030° 28' 58"	N73° 20' 39"W	210.51'	108.99'
"C14"	858.89'	1,858.00'	018° 28' 23"	N67° 59' 23"W	858.15'	160.17'
"C15"	188.12'	950.00'	011° 37' 06"	N71° 48' 02"W	184.79'	92.89'
"C16"	156.39'	325.00'	037° 52' 52"	N84° 44' 01"W	154.17'	162.92'

9 MILE LINE
 (COUNTY ROAD)

SECTION 230,
 TEXAS-MEXICAN RAILWAY COMPANY SURVEY,
 VOL.4, PG.142-143, H.C.D.R.

P.O.C.
 S.E. COR.
 SECTION 227

FLOOD ZONE
 ZONE "X" UNSHADED
 AREAS DETERMINED TO BE OUTSIDE
 500-YEAR FLOODPLAIN.

COMMUNITY PANEL NUMBER: 480334 0300 D
 MAP REVISED: JUNE 06, 2006

ZONE "A"
 SPECIAL FLOOD HAZARD AREAS INUNDATED BY
 100-YEAR FLOOD.

NO BASE FLOOD ELEVATIONS DETERMINED.
 COMMUNITY PANEL NUMBER: 480334 0205 D
 MAP REVISED: JUNE 06, 2006

PLAT SHOWING
 A 100.849 ACRES CONSISTING OF:
 100.531 ACRES OUT OF SECTION 227, AND 0.318 OF ONE ACRE
 OUT OF SECTION 232,
 TEXAS-MEXICAN RAILWAY COMPANY SURVEY
 ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS,
 TO W. S. DAUGHERTY RECORDED
 IN VOLUME 4, PAGES 142-143, H.C.D.R.,
 HIDALGO COUNTY, TEXAS

EXHIBIT "B"


LEGEND:
 --- GAS LINE --- TRMS LINE
 S.E. COR. - SOUTHEAST CORNER
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCING
 R.O.W. - RIGHT-OF-WAY
 H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 L LOT LINE

SECTION 227 SUBJECT TO:
 1.) G.P.L. EASEMENT VOL.825, PG.311, H.C.D.R.
 (E. 100 AC. OF W. 200 AC. OF N. 360 AC.)
 2.) G.P.L. EASEMENT VOL.826, PG.892, H.C.D.R.
 (W. 100 AC. OF N. 360 AC.)
 3.) G.P.L. EASEMENT VOL.828, PG.118, H.C.D.R.
 (E. 100 AC. OF N. 360 AC.)

I, FRED L. KURTH, A REGISTERED PROFESSIONAL
 LAND SURVEYOR, DO HEREBY CERTIFY THE
 FOREGOING PLAT TO BE TRUE AND CORRECT
 REPRESENTATION OF A SURVEY MADE ON THE
 GROUND OR OTHERWISE UNDER MY DIRECTION AND
 SUPERVISION.

Fred L. Kurth
 FRED L. KURTH, R.P.L.S. No. 4750 DATE: _____





MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

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 FAX: (956) 488-8581

BOOK T. PG.
 DATE: 08-08-18
 JOB No. 07126.02
 FILE NAME: SURVEY TEXAS A&M
 DRAWN BY: R.N.

115 W. McINTYRE
 DUNBAR, TX 75841
 PH: (956) 381-0961
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 ESTABLISHED 1947
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