

STATE OF TEXAS  
COUNTY OF REFUGIO

112.49 ACRES

Field notes of an 112.49 acre tract of land, being described as 112.50 acres (Share 1) conveyed from Vic Salinas & Monroe Joshua to Thom Joshua Enterprise, LLC, of Victoria, by Property Deed dated January 3, 2003, and recorded in Instrument No. 200305913 of the Official Public Records of Victoria County, Texas;

Said 112.49 acre tract is comprised of a portion of the I. & G. N. R. R. Survey, Abstract 185, D. M. O'Connor Survey, Abstract 381, C. E. P. I. & M. CO. Survey, Abstract 384, and the J. Benson Survey, Abstract 100, is situated in Refugio County, Texas; approximately 9.5 miles southwest from the Town of Austwell, and is described by metes and bounds as follows:

Beginning at a point near the centerline of State Highway 774, at the northwest corner of said 112.50 acre tract (Share 1), for the northwest corner of this tract;

Thence N 88° 16' 29" E with said State Highway 774, along the north line of said 112.50 acre tract (Share 1) and the north line of this tract, a distance of 2358.16 feet to a point at the northwest corner of a 29.16 acre tract (Share 2) of land just surveyed, and the northeast corner of said 112.50 acre tract (Share 1), for the northeast corner of this tract;

Thence S 01° 34' 57" E along the west line of said 29.16 acre tract (Share 2), the east line of said 112.50 acre tract (Share 1), and the east line of this tract, at 53.03 feet pass a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set near the south right-of-way line of said State Highway 774, for a line marker, in all a distance of 2080.82 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the north line of a 41.02 acre tract (Share 10) of land conveyed to the Joseph Benson Estate, Cause No. 4477, April Term 1914, and recorded in Volume Z, Page 1 of the Deed Records of Refugio County, Texas; being the southwest corner of said 29.16 acre tract (Share 2) and the southeast corner of said 112.50 acre tract (Share 1), for the southeast corner of this tract;

Thence S 88° 32' 27" W along the north line of said 41.02 acre tract (Share 10), the south line of said 112.50 acre tract (Share 1), and the south line of this tract, at 504.06 feet pass a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set at the northwest corner of said 41.02 acre tract (Share 10) and the northeast corner of a 17.578 acre tract of land just surveyed, for a line marker, at 1086.84 feet pass a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set at the northeast corner of a second 41.02 acre tract (Share 8) of land conveyed to Joseph Benson Estate and the northwest corner of said 17.578 acre tract for a line marker, at 2362.65 feet pass a 5/8" iron rod found for a line marker, in all a distance of 2363.96 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set at the northwest corner of a 16.43 acre tract (Share 5) of land conveyed to Joseph Benson Estate and the southwest corner of said 112.50 acre tract (Share 1), for the southwest corner of this tract;

Thence N 01° 25' 19" W along the west line of said 112.50 acre tract (Share 1) and the west line of this tract, at 2026.27 feet pass a 5/8" iron rod found near the south right-of-way line of said State Highway 774 for a line marker, in all a distance of 2069.86 feet to the place of beginning, containing 112.49 acres of land, more or less, subject to all easements of record.

Bearing in this description are GPS, NAD 27 Texas South Central Zone.

I, Julius L. Petrus, Jr., Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground this the 18<sup>th</sup> day of July, 2005.

17522a:RAR



*J. L. Petrus Jr.*  
Registered Professional Land Surveyor  
Texas Registration No. 1907

STATE OF TEXAS  
COUNTY OF REFUGIO

29.16 ACRES

Field notes of a 29.16 acre tract of land, being the same tract of land described as 29.16 acres (Share 2) conveyed from Vic Salinas & Monroe Joshua to Thom Joshua Enterprise, LLC, of Victoria by Property Deed dated January 3, 2003, and recorded in Instrument No. 200305913 of the Official Public Records of Victoria County, Texas;

Said 29.16 acre tract is comprised of a portion of the J. Benson Survey, Abstract 100, is situated in Refugio County, Texas; approximately 9.5 miles southwest from the Town of Austwell, and is described by metes and bounds as follows;

Commencing at a point near the centerline of State Highway 774, at the northwest corner of an 112.50 acre tract of land (Share 1) conveyed to Thom Joshua Enterprise, LLC, and the northwest corner of an 112.49 acre tract of land just surveyed;

Thence N 88° 16' 29" E along the north line of said 112.50 acre tract (Share 1) and the north line of said 112.49 acre tract, a distance of 2358.16 feet to a point at the northeast corner of said 112.50 acre tract (Share 1), the northeast corner of said 112.49 acre tract, and the northwest corner of said 29.16 acre tract (Share 2), for the POINT OF BEGINNING and northwest corner of this tract;

Thence N 88° 16' 29" E along the north line of said 29.16 acre tract (Share 2) and the north line of this tract, a distance of 610.00 feet to a point at the northwest corner of a second 29.16 acre tract (Share 3) of land just surveyed, for the northeast corner of said first 29.16 acre tract (Share 2), and the northeast corner of this tract;

Thence S 01° 34' 57" E along the west line of said second 29.16 acre tract (Share 3), the east line of said first 29.16 acre tract (Share 2), and the east line of this tract, at 55.48 feet pass a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set near the south right-of-way line of said State Highway 774 for a line marker, in all a distance of 2083.65 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the north line of a 41.02 acre tract (Share 11) of land conveyed to Joseph Benson Estate, Cause No. 4477, April Term 1914, and recorded in Volume Z, Page 1 of the Deed Records of Refugio County, Texas; at the southwest corner of said second 26.19 acre tract (Share 3), and the southeast corner of said first 26.19 acre tract (Share 2), for the southeast corner of this tract;

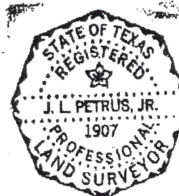
Thence S 88° 32' 27" W along the north line of said 41.02 acre tract (Share 11), the south line of said 29.16 acre tract (Share 2), and the south line of this tract, a distance 610.00 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set at the southeast corner of said 112.50 acre tract (Share 1), the southeast corner of said 112.49 acre tract, the southwest corner of said first 29.16 acre tract (Share 2), for the southwest corner of this tract;

Thence N 01° 34' 57" W along the east line of said 112.50 acre tract (Share 1), the east line of said 112.49 acre tract, the west line of said first 29.16 acre tract (Share 2), and the west line of this tract, at 2027.79 pass a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set near the south right-of-way line of said State Highway 774 for a line marker, in all a distance of 2080.82 feet to the POINT OF BEGINNING, containing 29.16 acres of land, more or less, subject to all easements of record.

Bearings in this description are GPS, NAD 27 Texas South Central Zone.

I, Julius L. Petrus, Jr., Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground this the 18<sup>th</sup> day of July, 2005.

17522b:RAR



*J. L. Petrus Jr.*  
Registered Professional Land Surveyor  
Texas Registration No. 1907

STATE OF TEXAS  
COUNTY OF REFUGIO

17.578 ACRES

Field notes of a 17.578 acre tract of land, being part of a 41.02 acre tract (Share 9) of land conveyed from Vic Salinas & Monroe Joshua to Thom Joshua Enterprise, LLC, of Victoria by Property Deed dated January 3, 2003, and recorded in Instrument No. 200305913 of the Official Public Records of Victoria County, Texas;

Said 17.578 acre tract is comprised of a portion of the J. Benson Survey, Abstract 100 and the M. Ballon Survey, Abstract 410, is situated in Refugio County, Texas; approximately 10 miles southwest of the Town of Austwell, and is described by metes and bounds as follows;

Beginning at a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the south line of an 112.49 acre tract (Share 1) of land just surveyed, at the northwest corner of a second 41.02 acre tract (Share 10) of land conveyed to Joseph Benson Estate, Cause No. 4477, April Term 1914, and recorded in Volume Z, Page 1 of the Deed Records of Refugio County, Texas; for the northeast corner of said first 41.02 acre tract (Share 9) and the northeast corner of this tract;

Thence S 01° 34' 57" E along the west line of said second 41.02 acre tract (Share 10), the east line of said first 41.02 acre tract (Share 9), and the east line of this tract, a distance of 1314.80 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for the southeast corner of this tract;

Thence S 88° 32' 27" W across said first 41.02 acre tract (Share 9) and along the south line of this tract, a distance of 582.78 feet to a 5/8" iron with surveyor's cap stamped "RPLS 1907" set in the east line of a third 41.02 acre tract (Share 8) of land conveyed to said Joseph Benson Estate and the west line of said first 41.02 acre tract (Share 9), for the southwest corner of this tract;

Thence N 01° 34' 57" W along the east line of said third 41.02 acre tract (Share 8), the west line of said first 41.02 acre tract (Share 9), and the west line of this tract, a distance of 1314.80 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the south line of said 112.49 acre tract (Share 1), at the northeast corner of said third 41.02 acre tract (Share 8), for the northwest corner of said first 41.02 acre tract (Share 9), and the northwest corner of this tract;

Thence N 88° 32' 27" E along the south line of said 112.49 acre tract (Share 1), the north line of said 41.02 acre tract (Share 9), and the north line of this tract, a distance of 582.78 feet to the place of beginning, containing 17.578 acres of land, more or less, subject to all easements of record.

Bearings in this description are GPS, NAD 27 Texas South Central Zone.

I, Julius L. Petrus, Jr., Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground this the 18<sup>th</sup> day of July, 2005.

17522d:RAR

*J. L. Petrus Jr.*  
Registered Professional Land Surveyor  
Texas Registration No. 1907



STATE OF TEXAS  
COUNTY OF REFUGIO

2.49 Acres

Field notes of a 2.49 acre tract of land, being out of a 29.16 acre tract (Share 3) conveyed from Vic Salinas & Monroe Joshua to Thom Joshua Enterprise, LLC, of Victoria, by Property Deed dated January 3, 2003, and recorded in Instrument No. 200305913 of the Official Public Records of Victoria County, Texas;

Said 2.49 acre tract is comprised of a portion of the J. Benson Survey, Abstract 100, is situated in Refugio County, Texas; approximately 9.5 miles southwest from the Town of Austwell, and is described by metes and bounds as follows;

Beginning at a point in State Highway 774, at the northeast corner of a second 29.16 acre tract (Share 2) of said Property Deed dated January 3, 2003, for the northwest corner of said first 26.19 acre tract and the northwest corner of this tract;

Thence N 88° 16' 29" E with the centerline of said State Highway 774, the north line of said first 29.16 acre tract, and the north line of this tract, a distance of 52.02 feet to a point at the northwest corner of a 137.888 acre tract of land conveyed to Thomas R. Jackson by Deed recorded in Volume 284, Page 198 of the Deed Records of Refugio County, Texas; for the northeast corner of this tract;

Thence S 01° 35' 00" E across said first 29.16 acre tract, along the west line of said 137.888 acre tract, and along the east line of this tract, at 56.01 feet pass a 5/8" iron rod found for a line marker, in all a distance of 2083.89 feet to 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the south line of said first 29.16 acre tract for the southeast corner of this tract;

Thence S 88° 32' 27" W along the south line of said first 29.16 acre tract and the south line of this tract, a distance of 52.05 feet to a 5/8" iron rod with surveyor's cap stamped "RPLs 1907" set at the southeast corner of said second 29.16 acre tract, for the southwest corner of said first 29.16 acre tract, and the southwest corner of this tract;

Thence N 01° 34' 57" W along the east line of said second 29.16 acre tract, the west line of said first 29.16 acre tract, and the west line of this tract, a distance of 2083.65 feet to the point of beginning, containing, 2.49 acres of land, more or less, subject to all easements of record.

Bearings are GPS, Texas Coordinate System of NAD 27, Texas South Central Zone.

I, Julius L. Petrus, Jr. Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground this the 12<sup>th</sup> day of August, 2010.



Registered Professional Land Surveyor  
Texas Registration No. 1907

RAR : 20375

*A Plat was prepared in conjunction with this metes and bounds description.*