

SCHEDULE "B" ITEMS THAT "MAY" OR "MAY NOT" AFFECT PROPERTY:  
GF NO. 212063=DS  
EFFECTIVE DATE: DECEMBER 1, 2015

10. c) SUBJECT TO A CLEAR ZONE EASEMENT FROM JOSEPH GRUY, JR. TO JIM HOGG COUNTY, DATED MARCH 31, 1977, RECORDED IN VOLUME 74, PAGES 304-309 OF THE DEED RECORDS OF JIM HOGG COUNTY, TEXAS.
- d) SUBJECT TO AN EASEMENT AND RIGHT-OF-WAY FROM JOSEPH GRUY, JR., TO CENTRAL POWER & LIGHT COMPANY, DATED JANUARY 13, 1981, RECORDED IN VOLUME 87, PAGES 219-222, DEED RECORDS OF JIM HOGG COUNTY, TEXAS.
- e) SUBJECT TO AN EASEMENT FOR UNDERGROUND FACILITIES FROM JOSEPH GRUY, JR. TO SOUTHWESTERN BELL, DATED SEPTEMBER 15, 1981, RECORDED IN VOLUME 90, PAGES 187-188 OF THE DEED RECORDS OF JIM HOGG COUNTY, TEXAS.
- f) SUBJECT TO AN EASEMENT AND RIGHT-OF-WAY FROM JOSEPH GRUY, JR. TO CENTRAL POWER AND LIGHT COMPANY, DATED FEBRUARY 18, 1983, RECORDED IN VOLUME 100, PAGES 399-402 OF THE DEED RECORDS OF JIM HOGG COUNTY, TEXAS.
- g) SUBJECT TO AIR RESTRICTIONS AFFECTING THE AIRPORT OF JIM HOGG COUNTY, TEXAS.
- h) SUBJECT TO AN EASEMENT AGREEMENT DATED MAY 1, 1984, FROM JOSEPH GRUY, JR., TO VALERO TRANSMISSION COMPANY, RECORDED IN VOLUME 106, PAGES 101-104, DEED RECORDS OF JIM HOGG COUNTY, TEXAS.
- j) PIPELINE RIGHT-OF-WAY DATED MARCH 14, 1929, EXECUTED BY VIGGO KOHLER TO SOUTH TEXAS GAS COMPANY, RECORDED IN VOLUME 12, PAGES 437-439, JIM HOGG COUNTY DEED RECORDS.
- k) POWER LINE EASEMENT DATED MAY 2, 1930, EXECUTED BY VIGGO KOHLER TO CENTRAL POWER AND LIGHT COMPANY, RECORDED IN VOLUME 11, PAGES 508-510, JIM HOGG COUNTY DEED RECORDS.
- m) POWER LINE EASEMENT DATED FEBRUARY 8, 1985, EXECUTED BY JOSEPH GRUY, JR. TO CENTRAL POWER AND LIGHT COMPANY, RECORDED IN VOLUME 112, PAGES 71-74, JIM HOGG COUNTY DEED RECORDS.
- n) SUBJECT TO UNRECORDED GRAZING LEASE TO ARMANDO BENAVIDES DATED JANUARY 2, 1994.
- o) PIPELINE EASEMENT DATED MAY 1, 1989, EXECUTED BY JOSEPH GRUY, JR., TO VALERO TRANSMISSION, L.P., RECORDED IN VOLUME 143, PAGES 45-48, JIM HOGG COUNTY DEED RECORDS.
- p) EASEMENT AND RIGHT-OF-WAY DATED AUGUST 20, 1985, EXECUTED BY JOSEPH GRUY, JR. TO CENTRAL POWER AND LIGHT CO., RECORDED IN VOLUME 115, PAGES 365-368, JIM HOGG COUNTY DEED RECORDS.
- q) EASEMENT AGREEMENT DATED MAY 13, 2009, EXECUTED BY JOSEPH GRUY, JR. TO ENTERPRISE TEXAS PIPELINE LLC., AND RECORDED IN VOLUME 88, PAGES 391-394, JIM HOGG COUNTY DEED RECORDS.

#### DESCRIPTION OF 1,302.007 ACRES

A TRACT OF LAND CONTAINING 1,302.007 ACRES, MORE OR LESS, OUT OF AN ORIGINAL 1,306.282 ACRE TRACT KNOWN AS "EL TORETE" RANCH AS CONVEYED TO GRUY GIRLS MANAGEMENT, L.L.C., PER INSTRUMENT RECORDED IN VOLUME 90, PAGES 508-516, JIM HOGG COUNTY DEED RECORDS, TEXAS, SAVE & EXCEPT 3.0303 ACRES CONVEYED TO COCCA PROPERTIES 12, LLC, RECORDED IN VOLUME 96, PAGES 771-775, DEED RECORDS JIM HOGG COUNTY, TEXAS, SITUATED IN "NORIECITAS" GRANT, SIMON DE HINOJOSA ORIGINAL GRANTEE, ABSTRACT 356, JIM HOGG COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD CEDAR POST ON THE SOUTH LINE OF A 3,658.50 ACRE TRACT DEEDED TO WILLIAM C. BARFIELD PROPERTY I.D. No. 4735, DUVAL COUNTY APPRAISAL DISTRICT, THE NORTHEAST CORNER OF PARCEL No. 2, 1,178.294 ACRES DEEDED TO GRUY GIRLS MANAGEMENT, L.L.C., RECORDED IN VOLUME 90, PAGES 508-516, JIM HOGG COUNTY DEED RECORDS, TEXAS, THE NORTHWEST CORNER HEREOF;

THENCE, WITH THE SOUTH LINE OF SAID 3,658.50 ACRE TRACT AND TRACT 2, 112.83 ACRES DEEDED TO JOYCE D. DAVIS DUVAL COUNTY DEED RECORDS, TEXAS, N 89°32'30" E, A DISTANCE OF 4,533.34 FEET (DEED: S89°48'e ~ 4,540.4') TO A 5/8 INCH IRON ROD SET ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 16 (120' ROW) THE SOUTHEAST CORNER OF SAID 112.83 ACRE TRACT, THE NORTHEAST CORNER HEREOF;

THENCE, WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 16 (120' ROW), THE FOLLOWING CALLS:

S 15°41'29" W, A DISTANCE OF 5,814.69 FEET (DEED: S16°26'W ~ 5,820.7') TO A POINT OF CURVATURE HEREOF;

ALONG SAID CURVE TO THE LEFT, WITH A RADIUS OF 3,873.27 FEET, AN ARC LENGTH OF 810.11, A CHORD BEARING AND LENGTH OF S 09°41'58" W - 808.63 FEET, A POINT OF TANGENCY HEREOF; S 03°42'27" W, A DISTANCE OF 5,187.09 FEET (DEED: S04°27'w ~ 5,571.6') TO A 1/2 INCH IRON ROD w/CAP "G.E.S." FOUND, THE NORTHEAST CORNER OF SAID 3.0303 ACRE TRACT, AN EXTERIOR CORNER HEREOF;

THENCE, WITH THE NORTH LINE OF SAID 3.0303 ACRE TRACT, N 86°19'25" W, A DISTANCE OF 439.95 FEET (DEED: S85°34'00"E ~ 440.00') A 1/2 INCH IRON ROD w/CAP "G.E.S." FOUND, THE NORTHWEST CORNER OF SAID 3.0303 ACRE TRACT, AN INTERIOR CORNER HEREOF;

THENCE, WITH THE WEST LINE OF SAID 3.0303 ACRE TRACT, S 03°41'35" W, A DISTANCE OF 299.92 FEET (DEED: N04°17'00"E ~ 300.00') A 1/2 INCH IRON ROD w/CAP "G.E.S." FOUND, THE SOUTHWEST CORNER OF SAID 3.0303 ACRE TRACT, AN INTERIOR CORNER HEREOF;

THENCE, WITH THE SOUTH LINE OF SAID 3.0303 ACRE TRACT, S 86°21'41" E, A DISTANCE OF 80.06 FEET TO A 1/2 INCH IRON ROD FOUND, AN EXTERIOR CORNER OF A 233.75 ACRE TRACT DEEDED TO CHRISTOPHER H. HUFF AND JULIA F. HUFF RECORDED IN VOLUME 122, PAGES 657-663, OFFICIAL RECORDS JIM HOGG COUNTY, TEXAS, AN EXTERIOR CORNER HEREOF;

THENCE, WITH AN EXTERIOR LINE OF SAID 233.75 ACRE TRACT, S 03°38'45" W, A DISTANCE OF 717.93 FEET (DEED: S04°22'W ~ 720.2') A 1/2 INCH IRON ROD FOUND AN INTERIOR CORNER OF SAID 233.75 ACRE TRACT, AN EXTERIOR CORNER HEREOF;

THENCE, WITH A NORTH LINE OF SAID 233.75 ACRE TRACT, N 89°21'27" W, A DISTANCE OF 361.51 FEET (DEED: N85°43'W ~ 360.0') A 1/2 INCH IRON ROD FOUND AN EXTERIOR CORNER OF SAID 233.75 ACRE TRACT, AN INTERIOR CORNER HEREOF;

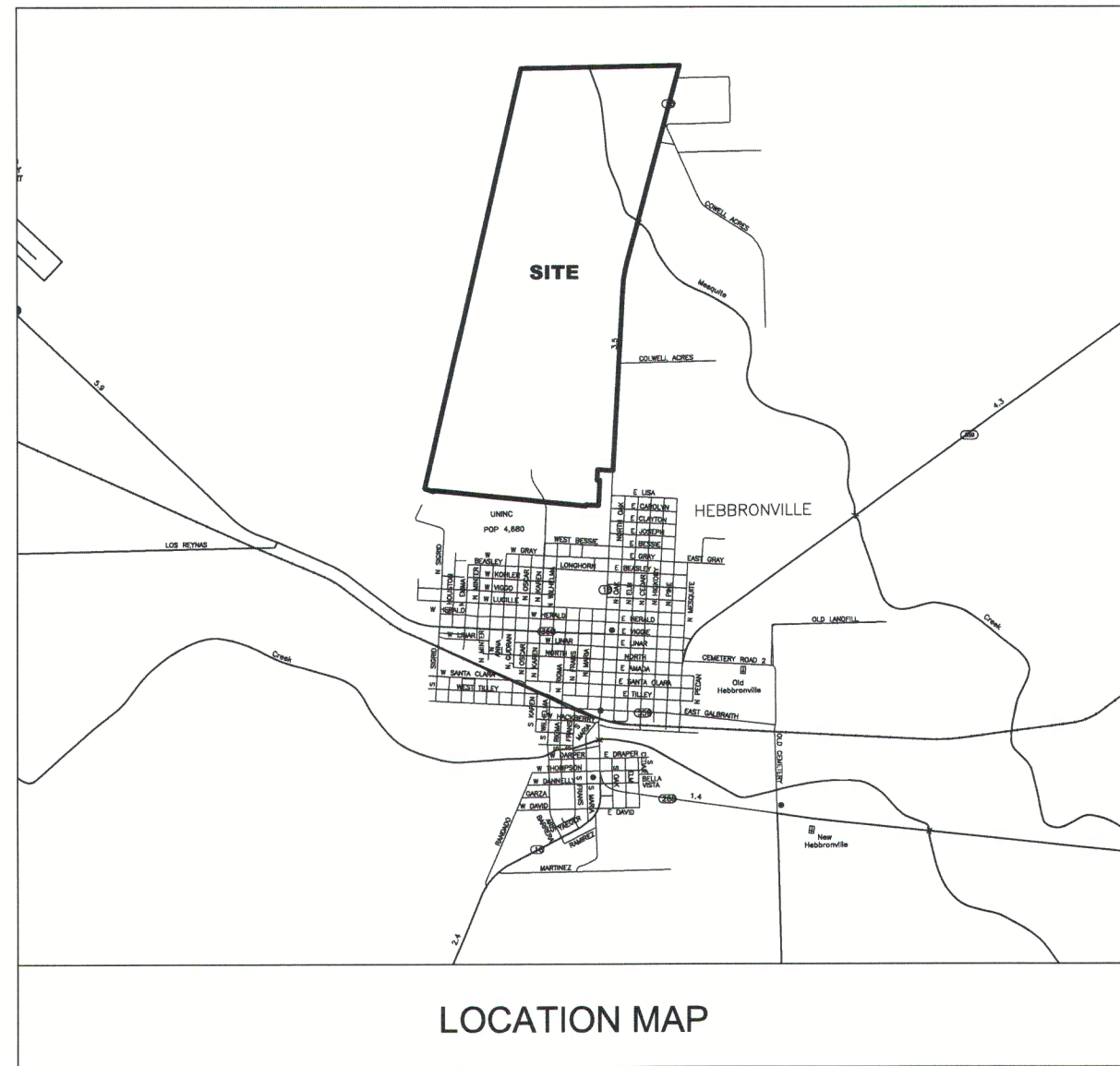
THENCE, WITH AN INTERIOR LINE OF SAID 233.75 ACRE TRACT, S 03°37'41" W, A DISTANCE OF 34.31 FEET (DEED: S04°26'W ~ 32.4') A 1/2 INCH IRON ROD FOUND, AN INTERIOR CORNER OF SAID 233.75 ACRE TRACT, AN EXTERIOR CORNER HEREOF;

THENCE, WITH A NORTH LINE OF SAID 233.75 ACRE TRACT, N 83°37'26" W, A DISTANCE OF 4,361.83 FEET (DEED: N82°55'W ~ 4,364.1') A 1/2 INCH IRON ROD FOUND, AN EXTERIOR CORNER OF SAID 233.75 ACRE TRACT, AN INTERIOR CORNER HEREOF;

THENCE, WITH AN INTERIOR LINE OF SAID 233.75 ACRE TRACT, S 08°43'57" W, A DISTANCE OF 26.32 FEET (DEED: S11°42'W ~ 26.1') A 1/2 INCH IRON ROD FOUND, AN INTERIOR CORNER OF SAID 233.75 ACRE TRACT, AN EXTERIOR CORNER HEREOF;

THENCE, WITH A NORTHEAST LINE OF SAID 233.75 ACRE TRACT, N 71°22'02" W, A DISTANCE OF 264.43 FEET (DEED: N70°43'W ~ 262.8') A FENCE CORNER POST, THE SOUTHEAST CORNER OF SAID 1,178.294 ACRE TRACT, THE SOUTHWEST CORNER HEREOF;

THENCE, WITH THE SOUTHEASTERLY LINE OF SAID 1,178.294 ACRE TRACT, N 13°32'04" E, A DISTANCE OF 12,338.50 FEET (DEED: N14°14'15"E ~ 12,339.1') TO THE POINT OF BEGINNING AND CONTAINING 1,302.007 ACRES OF LAND, MORE OR LESS.



#### NOTE:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ALL RECORDED "SCHEDULE B" ITEMS LISTED ON THE TITLE COMMITMENT.

#### LEGEND:

SIR - Set Iron Rod  
FIR - Found Iron Rod  
FC - Fence Corner

STATE OF TEXAS:  
COUNTY OF JIM HOGG:

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED OR LOCATED UNDER MY SUPERVISION.

*Ruben Fletes*  
RUBEN FLETES, R.P.L.S. No. 1998

12-17-15  
DATE

**A TRACT OF LAND CONTAINING 1,302.007 ACRES, MORE OR LESS, OUT OF AN ORIGINAL 1,306.282 ACRE TRACT KNOWN AS "EL TORETE" RANCH AS CONVEYED TO GRUY GIRLS MANAGEMENT, L.L.C., PER INSTRUMENT RECORDED IN VOLUME 90, PAGES 508-516, JIM HOGG COUNTY DEED RECORDS, TEXAS. SAVE & EXCEPT 3.0303 ACRES CONVEYED TO COCCA PROPERTIES 12, LLC, RECORDED IN VOLUME 96, PAGES 771-775, DEED RECORDS JIM HOGG COUNTY, TEXAS. SITUATED IN "NORIECITAS" GRANT, SIMON DE HINOJOSA ORIGINAL GRANTEE, ABSTRACT 356, JIM HOGG COUNTY, TEXAS**

**FLETES SURVEYING CO.**

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