

4724

CAUSE NO. 91-1-6820

0159

MARIE O'CONNOR SORENSON) (IN THE DISTRICT COURT
) (
 VS.) (OF REFUGIO COUNTY, TEXAS
) (
 GLORIA G. O'CONNOR SHOUSE) (
 and THOMAS MARION O'CONNOR) (135th JUDICIAL DISTRICT

FINAL JUDGMENT

On the 13th day of September, 1991, the Court heard and considered the report of Commissioners of partition previously made in obedience to a preliminary decree of this Court, rendered on March 20th, 1991, and extended on July 20th, 1991, which appointed the Commissioners to divide the surface only of the real property therein. The report of the Commissioners was duly filed on the 7th day of August, 1991, copies furnished to the parties and there have been no objections. Due notice of this hearing was given to all parties. All parties appeared, in person or by attorneys, and the report was considered by the Court and the attorneys have approved this Final Judgment by their signatures. After considering the evidence and arguments of counsel, the Court finds that the division of the property and the allotment of the shares thereof, as set forth in the report, is not erroneous in any material respect or unequal or unjust and the partition so made is fair and lawful in all respects.

IT IS, THEREFORE, ORDERED that the report of the Commissioners, including all exhibits, is in all matters approved and confirmed.



SORENSON-4:07-00784
 EXHIBIT 71

SEP 13 1991

SORENSON
 000001

Accordingly, IT IS ORDERED, ADJUDGED AND DECREED that the surface only of the property subject to the Petition for Partition is divided as follows:

1. Thomas Marion O'Connor is hereby awarded the tracts of land described in Exhibits "A" and "B", Share No. 1, Tracts 1, 2 and 3, attached hereto and made a part hereof for all pertinent purposes.

2. Gloria G. O'Connor Shouse is hereby awarded the tracts of land described in Exhibits "A" and "B", Share No. 2, Tracts 1 and 2, attached hereto and made a part hereof for all pertinent purposes.

3. Marie O'Connor Sorenson is hereby awarded the tracts of land described in Exhibits "A" and "B", Share No. 3, Tracts 1 and 2, attached hereto and made a part hereof for all pertinent purposes.

IT IS FURTHER ORDERED that the fee title to the surface of each tract described above is vested in the party to whom such tract is awarded, as against each of the other parties to this suit and against their heirs, executors, administrators and assigns, and have the same effect as deeds by those parties could vest title. This decree shall have the same force and effect as a full general warranty deed of the surface only conveying between and among such parties.

IT IS FURTHER ORDERED AND DECREED that:

1. Ralph W. Cobb, Jr., as Commissioner duly appointed by this Court, is allowed the sum of \$4,600.00; and that the District Clerk is ordered to make payment out of the Court cost funds for said amount.

2. W. D. Albrecht, as Commissioner. duly appointed by this Court, is allowed the sum of \$3,750.00; and that the District Clerk is ordered to make payment out of the Court cost funds for said

amount.

3. James E. Fagan, as Commissioner duly appointed by this Court, is allowed the sum of \$5,500.00; and that the District Clerk is ordered to make payment out of the Court cost funds for said amount.

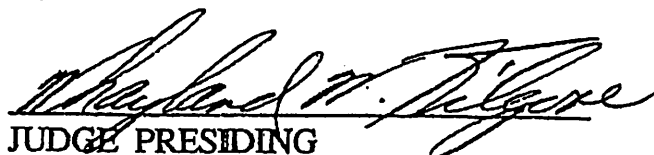
4. Balusek-Frankson & Associates, as surveyors appointed by this Court, are allowed the total sum of \$43,480.15 as fees due for services rendered in connection with this suit; and that the District Clerk is ordered to make payment out of the Court cost funds for said amount.

All of the aforesaid amounts are to be taxed and collected as costs to be paid by the parties together with all of the costs of this cause, in accordance with the following schedule:

Marie O'Connor Sorenson	1/3 of the total cost
Gloria G. O'Connor Shouse	1/3 of the total cost
Thomas Marion O'Connor	1/3 of the total cost

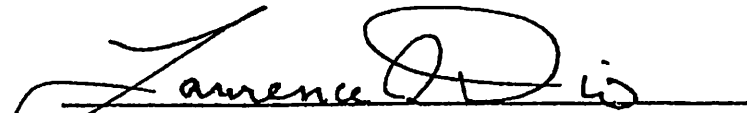
Each party shall pay his or her respective attorney's fees. All costs herein allocated to each party are to be paid to the District Clerk within Twenty (20) days of the entrance of this Order.

SIGNED on this 13th day of September, 1991.

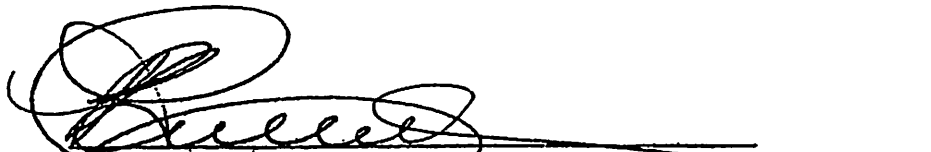

JUDGE PRESIDING

APPROVED AS TO FORM AND AS TO SUBSTANCE:

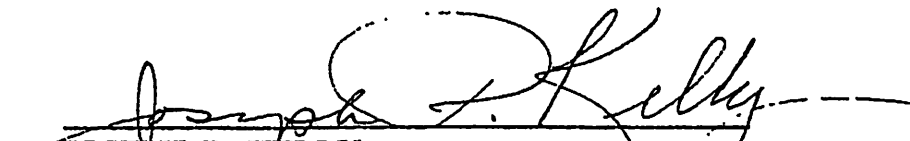
LAW OFFICE OF LAWRENCE A. DIO
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KELLY, STEPHENSON & MARR
P.O. Box 550
Victoria, Texas 77902-0550


JOSEPH P. KELLY
Attorney for Thomas Marion O'Connor

A FIELDNOTE DESCRIPTION FOR
805.46 ACRES OF LAND

THE STATE OF TEXAS §
§
COUNTY OF REFUGIO §

SHARE 1
TRACT 1

BEING 805.46 acres partially situated in the Horatio Rose Survey, A-257, C. R. Haskell Survey, A-170, and C. R. Haskell Survey, A-157, all surveys in Refugio County, Texas, said 805.46 acres of land being out of that 5,319.5 acres (Share No. 5) conveyed to Lawrence W. O'Connor from Mary Ellen O'Connor, et al by Partition Deed dated October 22, 1924 and recorded in Volume 6, Page 250 of the Deed Records of Refugio County, Texas, said 805.46 acres of land being more fully described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod set near the base of an existing corner post in the present East right-of-way line of F. M. 2678 (as widened to 120.0 feet), said iron rod being at the intersection of a Northwest line of said 5,319.5 acres with said East right-of-way line, said iron rod being the Northwest corner of the herein described tract;

THENCE, N.50°45'17"E., a distance of 3,756.59 feet along said Northwest line of Share No. 5 same being a Southeast line of Share No. 4 to an existing two inch pipe, said pipe being a corner of said Share No. 5, same being a corner of said Share No. 4, said pipe also being an interior corner of the herein described tract;

THENCE, N.25°22'04"E., a distance of 515.60 feet along a common line of said Share Nos. 5 and 4 to an existing two inch pipe, said pipe being a common corner of said Share Nos. 5 and 4, said pipe also being a corner of the herein described tract;

THENCE, N.78°19'37"E., a distance of 500.78 feet along a common line between said Share Nos. 4 and 5 to an existing concrete monument, said monument being a common corner of said Share No. 4 and 5, said monument also being a corner of the herein described tract;

THENCE, N.00°24'00"E., a distance of 1,700.00 feet to a concrete monument set for the North corner of said Share No. 5 and the Northeast corner of Share No. 4, same being a corner of Share No. 3, said concrete monument also being a corner of the most Northern corner of the herein described tract;

THENCE, S.76°39'10"E., a distance of 1,869.17 feet along the common line between Share No. 3 and 5 to an existing two inch pipe and THENCE CONTINUING S.76°39'10"E., a distance of 95.70 feet along said common line to an existing concrete monument, and THENCE CONTINUING S.76°39'10" E., a distance of 1,979.25 feet along said common line for an overall distance of 3,944.12 feet to an existing concrete monument at a fence corner, said monument being a common corner of said Share Nos. 3 and 5, said monument also being a corner of the herein described tract;

THENCE, N.78°00'15"E., a distance of 2,180.96 feet along a common line between said Share Nos. 3 and 5 to a concrete monument set for a point on line and continuing for a total distance of 2,603.66 feet to a 60d nail set on the present West bank of Melon Creek, said 60d nail being the most Northeastern corner of said Share No. 5, same being the Southeast corner of Share No. 3, said iron rod also being the most Northeastern corner of the herein described tract;

THENCE, along the meanders of the present West bank of Melon Creek as follows:

THENCE, S.51°08'54"E., a distance of 212.91 feet;
THENCE, S.18°20'00"E., a distance of 160.32 feet;
THENCE, S.26°01'05"W., a distance of 235.25 feet;
THENCE, S.00°52'02"W., a distance of 169.89 feet;
THENCE, S.32°23'48"E., a distance of 197.07 feet;
THENCE, S.07°26'08"W., a distance of 88.33 feet;
THENCE, S.58°22'32"W., a distance of 84.99 feet;
THENCE, N.86°42'28"W., a distance of 224.44 feet;
THENCE, S.70°11'00"W., a distance of 120.88 feet;
THENCE, S.21°51'10"W., a distance of 98.84 feet;
THENCE, S.38°07'12"E., a distance of 248.00 feet;
THENCE, S.58°47'27"E., a distance of 169.91 feet;
THENCE, S.34°44'42"E., a distance of 223.30 feet;
THENCE, S.65°30'57"E., a distance of 124.59 feet;
THENCE, N.69°26'13"E., a distance of 127.51 feet;
THENCE, S.62°41'26"E., a distance of 76.12 feet;
THENCE, S.30°28'02"E., a distance of 27.17 feet, to a point,
said point being the Southeast corner of the herein described tract;


THENCE, S.55°39'20"W., a distance of 1,092.36 feet to a concrete monument set for a point on line and continuing for an overall distance of 8,373.15 feet to a concrete monument set in a curve in the said East right-of-way line of F.M. 2678, said monument being the Southwest corner of the herein described tract;

THENCE, in a Northwesterly direction along said Eastern right-of-way line and said curve to the left having a radius of 5,790.00 feet, a chord bearing and distance (N.59°22'21"W., 1,061.78 feet) and an arc distance of 1,063.27 feet to a 5/8 inch iron rod set for the Point of Tangency of said curve, said iron rod also being a corner of the herein described tract;

THENCE, N.64°38'00"W., a distance of 1,492.38 feet along said Eastern right-of-way line of F.M. 2678 to a 5/8 inch iron rod set for the Point of Curvature of a curve, said iron rod also being a corner of the herein described tract;

THENCE, along said East right-of-way line of F.M. 2678 and said curve to the right having a radius of 5,670.00 feet, a chord bearing and distance (N.56°29'35"W., 1,605.71 feet) and an arc distance of 1,611.13 feet to the PLACE OF BEGINNING containing within these metes and bounds 805.46 acres of land.

I hereby certify that the above fieldnote description was based on an actual survey on the ground, under my supervision, and is true and correct to the best of my knowledge and belief.


A. C. FRANKSON
Registered Professional
Land Surveyor
Texas License No. 2239

DATED: JULY 29, 1991

ACF/kvt



A FIELDNOTE DESCRIPTION FOR
111.19 ACRES OF LAND

THE STATE OF TEXAS §
§
COUNTY OF REFUGIO §

7/15/24

SHARE 1
TRACT 2

BEING 111.19 acres of land partially situated in the C. R. Haskell Survey, Abstract 170, and the C. R. Haskell Survey, Abstract 157, both surveys in Refugio County, Texas, said 111.19 acres of land being out of that 5,319.5 acres (Share No. 5) conveyed to Lawrence W. O'Connor from Mary Ellen O'Connor, et al by Partition Deed dated October 22, 1924 and recorded in Volume 6, Page 250 of the Deed Records of Refugio County, Texas, said 111.19 acres of land being more fully described by metes and bounds as follows:

BEGINNING at an existing one inch pipe in a curve in the West right-of-way line of F. M. 2678 (120.0 feet in width), said pipe being at the intersection of said West right-of-way line and a Northwest line of said Share No. 5, said pipe also being the most Northeastern corner of the herein described tract;

THENCE, in a Southerly direction along said West right-of-way line and said curve to the left having a radius of 5,790.00 feet, a chord bearing and distance (S.56°23'52"E., 1,658.74 feet), an arc distance of 1,664.46 feet to a 5/8 inch iron rod set for the Point of Tangency of said curve, said iron rod also being a corner of the herein described tract;

THENCE, S.64°38'00"E., a distance of 1,492.38 feet along said West right-of-way line to a 5/8 inch iron rod set for the Point of Curvature of a curve, said iron rod also being a corner of the herein described tract;

THENCE, in a Southerly direction along said West right-of-way line and said curve to the right, having a radius of 5,670.00 feet, a chord bearing and distance (S.59°44'01"E., 968.58 feet), an arc distance of 969.76 feet to a concrete monument set for the most Southeastern corner of the herein described tract;

THENCE, N.88°33'29"W., a distance of 4,358.64 feet to a concrete monument set for a point on line and continuing for a total distance of 4,408.65 feet to a point on the East bank of the Mission River same being the West line of Share No. 5, said point being the most Southwestern corner of the herein described tract;


THENCE, with the meanders of the East bank of the Mission River same being the West line of Share No. 5 as follows:

THENCE, N.05°58'00"E., a distance of 100.00 feet;
THENCE, N.15°36'57"W., a distance of 186.30 feet;
THENCE, N.29°01'25"W., a distance of 162.65 feet;
THENCE, N.32°04'57"W., a distance of 342.22 feet;
THENCE, N.50°07'01"W., a distance of 177.07 feet to a point, said point the Northwest corner of said Share No. 5, said point also being the Northwest corner of the herein described tract;

THENCE, N.31°51'25"E., a distance of 55.46 feet to a 5/8 inch iron rod set at the base of an existing corner post for a point on line and continuing for a total distance of 176.27 feet along a Northwest line of the said Share No. 5 to a 5/8 inch iron rod set at the base of an existing corner post, said iron rod being an angle point in said Northwest line, said iron rod also being a corner of the herein described tract;

THENCE, N.50°57'20"E., a distance of 1,524.39 feet along a Northwest line of the said Share No. 5 to the PLACE OF BEGINNING. CONTAINING within these metes and bounds 111.19 acres of land.

I hereby certify that the above fieldnote description was based on an actual survey on the ground, under my supervision, and is true and correct to the best of my knowledge and belief.


A.C. FRANKSON
Registered Professional
Land Surveyor
Texas No. 2239

DATED: July 29, 1991

ACF/kvt



A FIELDNOTE DESCRIPTION FOR
521.05 ACRES OF LAND

THE STATE OF TEXAS §
COUNTY OF REFUGIO §

SHARE 1
TRACT 3

BEING 521.05 acres of land partially situated in the following surveys: the Town Tract of Refugio, Abstract 345, the Brazella Latham Survey, Abstract 210, and the George Latham Survey, Abstract 209, all surveys in Refugio County, Texas, said 521.05 acres being the remainder of that 522.56 acre tract (less right-of-way for F.M. 774) conveyed to Lawrence W. O'Connor from Marry Ellen O'Connor, et al by Partition Deed dated April 07, 1934 and recorded in Volume 27, Page 632 of the Deed Records of Refugio County, Texas, said 521.05 acres of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set near an existing corner post in the South right-of-way line of F. M. 774 as widened to 100.00 feet, said iron rod being set at the intersection of said South right-of-way line with the East line of the said Lawrence W. O'Connor 522.56 acre tract, said iron rod being the Northeast corner of the herein described tract;

THENCE, S.08°43'56"W., a distance of 6,763.43 feet along the said East line of the Lawrence W. O'Connor 522.56 acre tract to a 5/8 inch iron rod set at the base of an existing corner post, said iron rod being the Southeast corner of the said 522.56 acre tract said iron rod also being the Southeast corner of the herein described tract;

THENCE, N.82°10'24"W., a distance of 3,060.06 feet along an existing fence line marking the South line of the said Lawrence W. O'Connor 522.56 acre tract to a 5/8 inch iron rod set at the base of an existing corner post and THENCE CONTINUING along an extension of said fence line N.82°10'24"W., a distance of 246.55 feet for an overall distance of 3,306.61 feet to point in an existing earthen reservoir, said point being the Southwest corner of the said 522.56 acre tract, said point also being the Southwest corner of the herein described tract;

THENCE, N.09°00'00"E., a distance of 63.62 feet along the West line of the said Lawrence W. O'Connor 522.56 acre tract to an existing concrete monument, and THENCE CONTINUING N.09°00'00"E., a distance of 188.51 feet along said West line to an existing corner post and thence continuing N.09°00'00"E>, along said West line a distance of 6,701.43 feet along an existing fence line to an existing concrete monument and THENCE, CONTINUING N.09°00'00"E., a distance of 2.18 feet for an overall distance of 6,955.74 feet to a 5/8 inch iron rod set at the intersection of said West line with the South right-of-way line of F. M. 774, said iron rod being the Northwest corner of the herein described tract;

THENCE, S.81°19'39"E., a distance of 1,537.00 feet along the said South right-of-way line of F. M. 774 to a 5/8 inch iron rod set for Point of Curvature of a curve, said iron rod also being a corner of the herein described tract;

THENCE, in an easterly direction along said right-of-way line and said curve to the right having a radius of 5,679.58 feet, a chord bearing and distance (S.78°31'10"E., 556.54 feet) an arc distance of 556.76 feet to a 5/8 inch iron rod set for the Point of Tangency of said curve, said iron rod also being a corner of the herein described tract;

THENCE, S.75°42'39"E., a distance of 1,186.37 feet along the said South right-of-way line of F. M. 774 to the PLACE OF BEGINNING. CONTAINING within these metes and bounds 521.05 acres of land.

I hereby certify that the above fieldnote description was based on an actual survey on the ground, under my supervision, and is true and correct to the best of my knowledge and belief.



A. C. FRANKSON
Registered Professional
Land Surveyor
Texas License No. 2239

DATED: JULY 26, 1991

ACF/kvt



A FIELDNOTE DESCRIPTION FOR
836.04 ACRES OF LAND

THE STATE OF TEXAS §
§
COUNTY OF REFUGIO §

SHARE 2
TRACT 1

BEING 836.04 acres situated in the Horation Rose Survey, A-257, C. R. Haskell Survey, A-170, J. S. Brooks Survey No. 3, A-86 and the E. T. Eggleston Survey, A-350, all surveys in Refugio County, Texas, said 836.04 acres of land being out of the 5,319.5 acres (Share No. 5) conveyed to Lawrence W. O'Connor from Mary Ellen O'Connor, et al by Partition Deed dated October 22, 1924 and recorded in Volume 6, Page 250 of the Deed Records of Refugio County, Texas, said 836.04 acres of land being more fully described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod set at the intersection of a Northwest line of said Share No. 5 with a curve in the East right-of-way line of F. M. 2678 (120.0 feet in width) THENCE, with said right-of-way line and said curve to the left having a radius of 5,670.00 feet, a chord bearing and distance (S.56°29'35"E., 1,605.71 feet) an arc distance of 1,611.13 feet to the Point of Tangency of said curve, THENCE,, S.64°38'00"E., a distance of 1,492.38 feet along said East right-of-way to the Point of Curvature of a curve, THENCE, with said right-of-way and curve to the right having a radius of 5,790.00 feet, a chord bearing and distance of (S.59°22'21"E., a,061.78 feet) an arc distance of 1,063.27 feet to a concrete monument set in said curve for the PLACE OF BEGINNING, said monument and PLACE OF BEGINNING also being the Northwest corner of the herein described tract;

THENCE, N.55°39'20"E., a distance of 7,280.79 feet to a concrete monument set for a point on line and continuing for a total distance of 8,373.15 feet to a point on the present West bank of Melon Creek, said iron rod being the Northeast corner of the herein described tract;

THENCE, along the present meanders of the West bank of Melon Creek as follows:

THENCE, S.30°28'00"E., a distance of 93.34 feet;
THENCE, S.54°19'31"E., a distance of 187.49 feet;
THENCE, S.26°06'31"E., a distance of 204.61 feet;
THENCE, S.57°44'52"E., a distance of 186.52 feet;
THENCE, N.79°23'51"E., a distance of 101.58 feet;
THENCE, N.14°09'18"E., a distance of 140.96 feet;
THENCE, N.49°23'17"E., a distance of 104.18 feet;
THENCE, S.86°00'56"E., a distance of 92.02 feet;
THENCE, S.49°30'30"E., a distance of 89.64 feet;
THENCE, S.23°07'32"E., a distance of 804.76 feet;
THENCE, S.68°11'55"E., a distance of 170.88 feet;
THENCE, S.87°41'45"E., a distance of 189.45 feet;
THENCE, S.53°30'42"E., a distance of 229.67 feet;
THENCE, S.12°02'55"E., a distance of 76.86 feet;
THENCE, S.28°19'31"W., a distance of 416.98 feet;
THENCE, S.42°50'19"W., a distance of 239.84 feet;
THENCE, S.19°27'35"E., a distance of 272.77 feet;
THENCE, S.22°39'23"W., a distance of 134.96 feet;
THENCE, S.40°39'41"E., a distance of 291.11 feet;
THENCE, S.60°38'02"E., a distance of 228.00 feet;
THENCE, S.31°37'47"E., a distance of 432.02 feet;
THENCE, N.85°37'59"E., a distance of 178.65 feet;
THENCE, S.69°53'16"E., a distance of 182.21 feet;
THENCE, S.87°32'00"E., a distance of 154.63 feet;
THENCE, S.39°47'02"E., a distance of 144.46 feet;

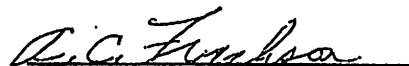
THENCE, N.56°15'22"E., a distance of 183.36 feet;
THENCE, S.73°26'58"E., a distance of 132.92 feet;
THENCE, S.32°35'23"E., a distance of 205.50 feet;
THENCE, S.18°05'42"W., a distance of 265.45 feet;
THENCE, S.42°40'44"W., a distance of 107.95 feet;
THENCE, S.15°36'18"W., a distance of 69.49 feet to a point,
said point being the Southeast corner of the herein described
tract;

THENCE, S.58°56'57"W., a distance of 636.10 feet to a concrete
monument set for a point on line and continuing for a total
distance of 8,698.54 feet to a concrete monument set in the said
East right-of-way line of F. MN. 2678, said monument being the
Southwest corner of the herein described tract;

THENCE, N.14°21'00"W., a distance of 148.70 feet along the said
East right-of-way line of F. M. 2678 to a 5/8 inch iron rod set for
the Point of Curvature of a curve, said iron rod also being a
corner of the herein described tract;

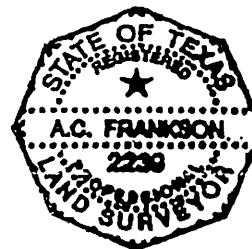
THENCE, in a Northwesterly direction along said East right-of-way
line and said curve to the left having a radius of 5,790.00 feet,
a chord bearing and distance (N.34°13'51"W., 3,937.95 feet) an arc
distance of 4,018.09 feet, to the PLACE OF BEGINNING, containing
within these metes and bounds 836.04 acres of land.

I hereby certify that the above fieldnote description was based on
an actual survey on the ground, under my supervision, and is true
and correct to the best of my knowledge and belief.


A. C. FRANKSON
Registered Professional
Land Surveyor
Texas License No. 2239

DATED: JULY 29, 1991

ACF/kvt



A FIELDNOTE DESCRIPTION FOR
1,093.93 ACRES OF LAND

THE STATE OF TEXAS §
§
COUNTY OF REFUGIO §

SHARE 2
TRACT 2

BEING 1,093.93 acres of land partially situated in the C. R. Haskell Survey, Abstract 170, the C. R. Haskell Survey, Abstract 157, the J. S. Brooks Survey No. 3, Abstract 86, and the J. S. Brooks Survey No. 2, Abstract 87 all surveys in Refugio County, Texas, said 1,093.93 acres of land being out of that 5,319.5 acres (Share No. 5) conveyed to Lawrence W. O'Connor from Mary Ellen O'Connor, et al by Partition Deed dated October 22, 1924 and recorded in Volume 6, Page 250 of the Deed Records of Refugio County, Texas, said 1,093.93 acres of land being more fully described by metes and bounds as follows:

COMMENCING at an existing one-inch pipe at the intersection of a Northwest line of Share No. 5 with a curve in the West right-of-way line of F. M. 2678 (120.0 feet in width), THENCE, in a Southerly direction with said West right-of-way and curve to the left having a radius of 5,790.00 feet, a chord bearing and distance (S.56°23'52"E., 1,658.74 feet), an arc distance of 1,664.46 feet to the Point of Tangency of said curve, THENCE, S.64°38'00"E., a distance of 1,492.38 feet along said West right-of-way line to the Point of Curvature of a curve; THENCE, in a Southerly direction along said West right-of-way line and curve to the right having a radius of 5,670.00 feet, a chord bearing and distance (S.59°44'01"E., 968.58 feet) an arc distance of 969.76 feet to a concrete monument set for PLACE OF BEGINNING, said monument and PLACE OF BEGINNING also being the Northeast corner of the herein described tract;

THENCE, continuing with said West right-of-way line and curve to the right having a radius of 5,670.00 feet, a chord bearing and distance (S.34°35'31"E., 3,923.47 feet), an arc distance of 4,006.29 feet to a 5/8 inch iron rod set for the Point of Tangency of said curve, said iron rod also being a corner of the herein described tract;

THENCE, S.14°21'00"E., a distance of 181.36 feet along said West right-of-way line to a concrete monument set for the most Eastern corner of the herein described tract;

THENCE, S.58°56'57"W., a distance of 3,000.00 feet to a concrete monument set for an interior corner of the herein described tract;

THENCE, S.20°15'35"W., a distance of 5,788.38 feet to a concrete monument set for a point on line and continuing for a total distance of 6,161.41 feet to a point on the North bank of the Mission River, same being the South line of Share No. 5, said point being the most Southeastern corner of the herein described tract;

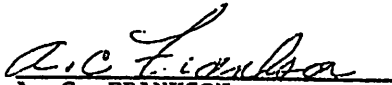
THENCE, with the meanders of the present North and East bank of the said Mission River, same being the South and West lines of the said Share No. 5 as follows:

THENCE, N.58°30'02"W., a distance of 156.46 feet;
THENCE, N.69°53'24"W., a distance of 339.69 feet;
THENCE, N.78°10'49"W., a distance of 501.14 feet;
THENCE, N.89°08'59"W., a distance of 903.20 feet;
THENCE, S.85°06'00"W., a distance of 865.73 feet;
THENCE, S.80°06'53"W., a distance of 380.66 feet;
THENCE, N.61°40'11"W., a distance of 415.12 feet;
THENCE, N.45°45'06"W., a distance of 342.53 feet;

THENCE, N.34°55'46"W., a distance of 360.51 feet;
 THENCE, N.20°39'29"W., a distance of 244.20 feet;
 THENCE, N.02°36'50"E., a distance of 287.42 feet;
 THENCE, N.21°54'07"E., a distance of 206.26 feet;
 THENCE, N.62°51'11"E., a distance of 368.22 feet;
 THENCE, N.75°15'21"E., a distance of 485.27 feet;
 THENCE, N.71°24'39"E., a distance of 788.08 feet;
 THENCE, N.67°32'32"E., a distance of 431.29 feet;
 THENCE, N.63°34'58"E., a distance of 590.24 feet;
 THENCE, N.54°45'46"E., a distance of 518.29 feet;
 THENCE, N.44°11'45"E., a distance of 571.70 feet;
 THENCE, N.39°05'32"E., a distance of 448.21 feet;
 THENCE, N.26°10'04"E., a distance of 294.98 feet;
 THENCE, N.06°53'36"E., a distance of 254.64 feet;
 THENCE, N.12°32'37"W., a distance of 199.43 feet;
 THENCE, N.37°31'24"W., a distance of 184.88 feet;
 THENCE, N.55°14'44"W., a distance of 237.74 feet;
 THENCE, N.65°04'13"W., a distance of 397.15 feet;
 THENCE, N.56°46'46"W., a distance of 519.96 feet;
 THENCE, N.50°31'57"W., a distance of 542.16 feet;
 THENCE, N.47°23'52"W., a distance of 442.61 feet;
 THENCE, N.49°54'11"W., a distance of 547.34 feet;
 THENCE, N.53°45'46"W., a distance of 579.29 feet;
 THENCE, N.61°36'54"W., a distance of 666.68 feet;
 THENCE, N.49°31'33"W., a distance of 207.65 feet;
 THENCE, N.20°57'33"W., a distance of 85.90 feet;
 THENCE, N.09°40'15"W., a distance of 46.93 feet;
 THENCE, N.12°15'23"E., a distance of 88.41 feet;
 THENCE, N.25°41'55"E., a distance of 61.09 feet;
 THENCE, N.50°23'07"E., a distance of 330.06 feet;
 THENCE, N.65°28'27"E., a distance of 577.24 feet;
 THENCE, N.52°26'07"E., a distance of 612.16 feet;
 THENCE, N.39°33'10"E., a distance of 374.12 feet;
 THENCE, N.23°04'33"E., a distance of 315.17 feet;
 THENCE, N.09°29'32"E., a distance of 266.68 feet;
 THENCE, N.04°04'40"W., a distance of 653.98 feet;
 THENCE, N.00°42'23"W., a distance of 591.26 feet;
 THENCE, N.05°58'00"E., a distance of 793.95 feet to a point,
 said point being the Northwest corner of the herein described
 tract;

THENCE, S.88°33'29"E., a distance of 50.00 feet to a concrete
 monument set for a point on line and continuing for a total
 distance of 4,408.65 feet to the PLACE OF BEGINNING, CONTAINING
 within these metes and bounds 1,093.93 acres of land.

I hereby certify that the above fieldnote description was based on
 an actual survey on the ground, under my supervision, and is true
 and correct to the best of my knowledge and belief.


 A. C. FRANKSON
 Registered Professional
 Land Surveyor
 Texas License No. 2239

DATED: JULY 30, 1991

ACF/kvt



A FIELDNOTE DESCRIPTION FOR
1,549.67 ACRES OF LAND

THE STATE OF TEXAS §
§
COUNTY OF REFUGIO §

SHARE 3
TRACT 1

BEING 1,549.67 acres of land partially situated in the Horatio Rose Survey, A-257, E. T. Eggleston Survey, A-350, F. Snyder Survey, A-271, J. S. Brooks Survey No. 1, A-86, J. S. Brooks Survey No. 2, A-87 and J. S. Brooks Survey No. 3, A-88 all in Refugio County, Texas, said 1,549.67 acres being out of that 5,319.5 acre (Share No. 5) conveyed to Lawrence W. O'Connor from Mary Ellen O'Connor, et al by Partition Deed dated October 22, 1924 and recorded in Volume 6, Page 250 of the Deed Records of Refugio County, Texas, said 1,549.67 acres of land being more fully described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod set at the intersection of a Northwest line of said Share No. 5 with a curve in the East right-of-way line of F. M. 2678 (120.0 feet in width); THENCE, with said right-of-way line and said curve to the left having a radius of 5,670.00 feet a chord bearing and distance (S.56°29'35"E., 1,605.71 feet) an arc distance of 1,611.13 feet to the Point of Tangency of said curve; THENCE, S.64°38'00"E., a distance of 1,492.38 feet along said East right-of-way line to the Point of Curvature of a curve, THENCE, with said curve and said right-of-way line to the right having a radius of 5,790.00 feet, a chord bearing and distance (S.39°29'30"E., 4,919.85 feet) an arc distance of 5,081.36 feet to the Point of Tangency of said curve and THENCE, S.14°21'00"E., a distance of 148.70 feet along said East right-of-way line to a concrete monument set for the PLACE OF BEGINNING, said iron rod and PLACE OF BEGINNING also being the Northwest corner of the herein described tract;

THENCE, N.58°56'57"E., a distance of 8,062.44 feet to a concrete monument set for a point on line and THENCE, continuing for a total distance of 8,698.54 feet to a point on the present West bank of Melon Creek, said point being the Northeast corner of the herein described tract;

THENCE, with the meanders of the West bank of Melon Creek as follows:

THENCE, S.15°36'17"W., a distance of 248.17 feet;
THENCE, S.37°17'25"E., a distance of 179.80 feet;
THENCE, S.28°15'47"W., a distance of 157.10 feet;
THENCE, S.67°23'46"W., a distance of 85.86 feet;
THENCE, S.19°02'01"W., a distance of 52.80 feet;
THENCE, S.28°34'14"E., a distance of 101.12 feet;
THENCE, S.10°41'19"W., a distance of 115.10 feet;
THENCE, N.77°33'16"W., a distance of 64.60 feet;
THENCE, S.44°40'38"W., a distance of 94.87 feet;
THENCE, S.20°31'43"E., a distance of 104.45 feet;
THENCE, S.27°04'58"W., a distance of 90.11 feet;
THENCE, S.35°37'21"W., a distance of 195.83 feet;
THENCE, S.13°08'57"E., a distance of 183.03 feet;
THENCE, S.70°20'15"E., a distance of 118.38 feet;
THENCE, S.42°01'28"E., a distance of 171.09 feet;
THENCE, S.14°04'35"W., a distance of 120.69 feet;
THENCE, S.23°31'22"W., a distance of 167.44 feet;
THENCE, S.21°30'57"E., a distance of 109.52 feet;
THENCE, S.05°42'37"W., a distance of 151.72 feet;
THENCE, S.30°37'46"E., a distance of 96.39 feet;
THENCE, S.10°02'32"W., a distance of 124.82 feet;
THENCE, S.48°03'55"E., a distance of 80.64 feet;

THENCE, S.08°25'43"W., a distance of 159.49 feet;
 THENCE, S.41°26'14"E., a distance of 105.32 feet;
 THENCE, S.63°21'42"E., a distance of 124.29 feet;
 THENCE, S.24°58'46"W., a distance of 199.27 feet;
 THENCE, S.23°21'15"E., a distance of 94.28 feet;
 THENCE, S.43°51'10"E., a distance of 172.83 feet;
 THENCE, S.68°21'07"W., a distance of 176.09 feet;
 THENCE, S.45°09'31"W., a distance of 131.21 feet;
 THENCE, S.21°47'23"E., a distance of 144.10 feet;
 THENCE, S.33°31'52"W., a distance of 133.81 feet;
 THENCE, S.12°56'22"W., a distance of 259.88 feet;
 THENCE, S.49°23'52"E., a distance of 147.32 feet;
 THENCE, S.77°33'38"E., a distance of 78.77 feet;
 THENCE, S.17°39'11"E., a distance of 108.67 feet;
 THENCE, S.33°13'55"W., a distance of 119.88 feet;
 THENCE, S.24°48'26"E., a distance of 92.33 feet;
 THENCE, N.71°41'33"E., a distance of 182.74 feet;
 THENCE, N.50°38'18"E., a distance of 101.04 feet;
 THENCE, S.47°06'09"E., a distance of 130.06 feet;
 THENCE, N.77°32'00"E., a distance of 66.10 feet;
 THENCE, N.02°29'25"E., a distance of 94.19 feet;
 THENCE, S.45°37'34"E., a distance of 230.96 feet;
 THENCE, S.54°23'52"W., a distance of 204.18 feet;
 THENCE, S.26°41'09"W., a distance of 227.13 feet;
 THENCE, N.56°48'00"W., a distance of 140.68 feet;
 THENCE, S.85°00'55"W., a distance of 55.95 feet;
 THENCE, S.40°41'33"W., a distance of 61.68 feet;
 THENCE, S.12°04'37"E., a distance of 139.33 feet;
 THENCE, S.00°44'14"E., a distance of 122.33 feet;
 THENCE, S.48°04'52"E., a distance of 49.54 feet;
 THENCE, N.79°48'29"E., a distance of 160.82 feet;
 THENCE, S.62°07'57"E., a distance of 28.68 feet;
 THENCE, S.01°54'02"E., a distance of 66.77 feet;
 THENCE, S.41°53'39"W., a distance of 171.02 feet;
 THENCE, N.64°48'25"W., a distance of 177.02 feet;
 THENCE, N.40°30'52"W., a distance of 158.77 feet;
 THENCE, S.88°47'37"W., a distance of 84.53 feet;
 THENCE, S.56°36'05"W., a distance of 122.07 feet;
 THENCE, S.14°01'23"W., a distance of 53.13 feet;
 THENCE, S.22°18'52"E., a distance of 79.92 feet;
 THENCE, N.85°27'12"W., a distance of 143.50 feet;
 THENCE, S.13°05'06"E., a distance of 306.54 feet;
 THENCE, S.56°29'04"W., a distance of 76.95 feet;
 THENCE, S.06°12'44"W., a distance of 267.54 feet;
 THENCE, S.50°29'13"W., a distance of 175.07 feet;
 THENCE, S.22°13'22"W., a distance of 181.15 feet;
 THENCE, S.54°01'32"W., a distance of 332.86 feet;
 THENCE, S.32°01'15"W., a distance of 1,171.90 feet;
 THENCE, S.42°16'36"W., a distance of 375.96 feet;
 THENCE, S.35°02'04"E., a distance of 485.34 feet;
 THENCE, N.89°37'07"E., a distance of 272.61 feet;
 THENCE, N.58°37'28"E., a distance of 281.57 feet;
 THENCE, N.79°33'12"E., a distance of 166.68 feet;
 THENCE, S.15°49'46"E., a distance of 57.33 feet;
 THENCE, S.57°32'54"W., a distance of 121.34 feet;
 THENCE, S.28°20'24"W., a distance of 99.75 feet;
 THENCE, S.09°04'43"W., a distance of 93.06 feet;
 THENCE, S.19°18'13"W., a distance of 195.06 feet;
 THENCE, S.87°22'16"E., a distance of 217.23 feet;
 THENCE, S.61°35'45"E., a distance of 81.18 feet;
 THENCE, S.29°28'27"E., a distance of 287.62 feet;
 THENCE, S.02°46'55"W., a distance of 33.71 feet;
 THENCE, S.62°43'38"W., a distance of 33.07 feet;
 THENCE, N.70°27'29"W., a distance of 190.69 feet;
 THENCE, S.60°32'08"W., a distance of 63.51 feet;
 THENCE, S.14°36'27"W., a distance of 62.37 feet;
 THENCE, S.31°53'43"E., a distance of 168.25 feet;
 THENCE, S.00°55'22"E., a distance of 74.17 feet;
 THENCE, S.50°03'22"W., a distance of 43.49 feet;
 THENCE, N.68°30'01"W., a distance of 58.18 feet;

THENCE, N.44°04'40"W., a distance of 216.02 feet;
 THENCE, N.67°23'55"W., a distance of 101.08 feet;
 THENCE, S.64°31'54"W., a distance of 80.43 feet;
 THENCE, S.43°47'38"W., a distance of 213.80 feet;
 THENCE, S.54°39'09"W., a distance of 377.56 feet;
 THENCE, S.73°32'01"W., a distance of 234.54 feet;
 THENCE, S.34°40'14"W., a distance of 362.23 feet;
 THENCE, S.51°24'50"E., a distance of 143.82 feet;
 THENCE, S.85°42'15"E., a distance of 220.35 feet;
 THENCE, S.55°58'55"E., a distance of 297.99 feet;
 THENCE, S.83°50'43"E., a distance of 273.95 feet;
 THENCE, S.56°10'21"E., a distance of 144.68 feet;
 THENCE, S.35°04'57"E., a distance of 504.33 feet;
 THENCE, S.63°14'46"E., a distance of 186.87 feet;
 THENCE, N.65°48'20"E., a distance of 191.45 feet;
 THENCE, N.47°54'39"E., a distance of 441.67 feet;
 THENCE, N.73°30'02"E., a distance of 128.67 feet;
 THENCE, S.70°49'06"E., a distance of 114.23 feet;
 THENCE, S.44°22'18"E., a distance of 456.56 feet;
 THENCE, S.65°05'50"E., a distance of 339.16 feet;
 THENCE, S.85°29'32"E., a distance of 640.17 feet;
 THENCE, S.68°58'19"E., a distance of 250.35 feet;
 THENCE, S.51°42'23"E., a distance of 575.72 feet;
 THENCE, S.49°52'26"E., a distance of 380.73 feet;
 THENCE, S.22°26'07"E., a distance of 98.46 feet;
 THENCE, S.21°08'07"W., a distance of 89.33 feet;
 THENCE, S.70°27'15"W., a distance of 225.50 feet;
 THENCE, S.45°58'11"W., a distance of 351.64 feet;
 THENCE, S.70°11'53"W., a distance of 123.09 feet;
 THENCE, N.76°03'36"W., a distance of 160.50 feet;
 THENCE, N.42°56'34"W., a distance of 420.65 feet;
 THENCE, N.64°04'41"W., a distance of 165.90 feet;
 THENCE, N.81°35'36"W., a distance of 420.43 feet;
 THENCE, N.67°39'51"W., a distance of 174.89 feet;
 THENCE, N.57°40'34"W., a distance of 242.18 feet;
 THENCE, N.83°00'17"W., a distance of 178.58 feet;
 THENCE, S.65°32'48"W., a distance of 108.39 feet;
 THENCE, S.33°08'29"W., a distance of 114.12 feet;
 THENCE, S.03°28'00"W., a distance of 121.35 feet;
 THENCE, S.11°03'10"W., a distance of 309.01 feet;
 THENCE, S.02°52'16"W., a distance of 217.01 feet to the
 intersection of the said West bank of Melon Creek with the present
 North bank of the Mission River;

THENCE, with the meanders of the present North bank of the said
 Mission River as follows:

THENCE, S.52°20'51"W., a distance of 370.32 feet;
 THENCE, S.19°07'29"W., a distance of 276.34 feet;
 THENCE, S.07°15'16"W., a distance of 346.03 feet;
 THENCE, S.37°38'46"W., a distance of 205.45 feet;
 THENCE, S.72°07'55"W., a distance of 209.01 feet;
 THENCE, S.85°22'55"W., a distance of 532.05 feet;
 THENCE, S.68°01'44"W., a distance of 264.42 feet;
 THENCE, S.53°45'41"W., a distance of 330.62 feet;
 THENCE, S.45°44'05"W., a distance of 609.16 feet;
 THENCE, S.66°07'40"W., a distance of 256.57 feet;
 THENCE, N.89°51'42"W., a distance of 192.38 feet;
 THENCE, N.69°07'05"W., a distance of 736.40 feet;
 THENCE, N.85°14'58"W., a distance of 306.39 feet;
 THENCE, S.74°06'56"W., a distance of 202.75 feet;
 THENCE, S.55°27'50"W., a distance of 366.26 feet;
 THENCE, S.44°12'10"W., a distance of 691.99 feet;
 THENCE, S.61°39'08"W., a distance of 236.63 feet;
 THENCE, S.80°12'07"W., a distance of 236.59 feet to a point at
 the intersection of said North bank of the Mission River with the
 said East right-of-way line of P. M. 2678 (200.0 feet in width),
 said point being the Southwest corner of the herein described
 tract;

THENCE, N.14°21'00"W., a distance of 50.00 feet to a concrete

monument set for a point on line and continuing for a total distance of 8,514.18 feet along the said East right-of-way line of F.M. 2678 to a 5/8 inch iron rod set for an angle point in said East right-of-way line, said iron rod also being a corner of the herein described tract;

THENCE, N.25°39'36"W., a distance of 203.96 feet along a transition line narrowing said F. M. 2678 from a width of 200.00 feet to a width of 120.00 feet to a 5/8 inch iron rod set for an angle point in said East right-of-way line, said iron rod also being a corner of the herein described tract;

THENCE, N.14°21'00"W., a distance of 1,064.73 feet along the said East right-of-way line of F. M. 2678 (120.00 feet in width) to the PLACE OF BEGINNING, CONTAINING within these metes and bounds 1,549.67 acres of land.

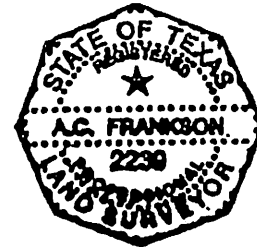
I hereby certify that the above fieldnote description was based on an actual survey on the ground, under my supervision, and is true and correct to the best of my knowledge and belief.



A. C. FRANKSON
Registered Professional
Land Surveyor
Texas License No. 2239

DATED: JULY 29, 1991

ACF/kvt



A FIELDNOTE DESCRIPTION FOR
835.78 ACRES OF LAND

THE STATE OF TEXAS §
§
COUNTY OF REFUGIO §

SHARE 3
TRACT 2

BEING 835.78 acres of land partially situated in the J. S. Brooks Survey No. 3, Abstract 86, the J. S. Brooks Survey No. 2, Abstract 87, the J. S. Brooks Survey No. 1, Abstract 86 and the C. R. Haskell Survey, Abstract 157, all surveys in Refugio County, Texas, said 835.78 acres of land being out of that 5,319.5 acres (Share No. 5) conveyed to Lawrence W. O'Connor from Mary Ellen O'Connor, et al by that Partition Deed dated October 22, 1924 and recorded in Volume 6, Page 250, said 835.78 acres of land being more fully described by metes and bounds as follows:

COMMENCING at an existing one-inch pipe at the intersection of a Northwest line of said Share No. 5 with a curve in the present West right-of-way line of F. M. 2678 (120.0 feet in width), THENCE, in a Southerly direction along said West right-of-way line and said curve to the left having a radius of 5,790.00 feet, a chord bearing and distance (S.56°23'52"E., 1,658.74 feet), an arc distance of 1,664.46 feet to the Point of Tangency of said curve, THENCE, S.64°38'00"E., a distance of 1,492.38 feet along said West right-of-way line to the Point of Curvature of a curve. THENCE with said right-of-way line and said curve to the right having a radius of 5,670.00 feet, a total chord bearing and distance of (S.39°29'30"E., 4,817.89 feet), an arc distance of 4,976.05 feet to the Point of Tangency of said curve, THENCE, S.14°21'00"E., a distance of 181.36 feet along said West right-of-way line to a concrete monument set for the PLACE OF BEGINNING, said monument and PLACE OF BEGINNING also being the Northeast corner of the herein described tract;

THENCE, S.14°21'00"E., a distance of 1,032.07 feet to a 5/8 inch iron rod set for an angle point in said West right-of-way line, said iron rod also being a corner of the herein described tract;

THENCE, S.03°02'25"E., a distance of 203.96 feet along a transition line in said West right-of-way line widening said right-of-way from 120.00 feet to 200.00 feet to a 5/8 inch iron rod set for an angle point in said West right-of-way line, said iron rod also being a corner of the herein described tract;

THENCE, S.14°21'00"E., a distance of 8,431.89 feet to a concrete monument set for a point on line and continuing for a total distance of 8,481.89 feet along said West right-of-way line to a point at the intersection of said West right-of-way line with the North bank of the Mission River, said point being the Southeast corner of the herein described tract;

THENCE, with the meanders of the North bank of the said Mission River as follows:

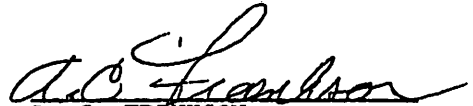
THENCE, S.89°34'44"W., a distance of 668.12 feet;
THENCE, S.89°55'59"W., a distance of 536.16 feet;
THENCE, S.79°53'21"W., a distance of 749.11 feet;
THENCE, N.78°17'09"W., a distance of 370.11 feet;
THENCE, N.64°38'49"W., a distance of 194.78 feet;
THENCE, N.47°01'07"W., a distance of 714.56 feet;
THENCE, N.58°01'37"W., a distance of 380.96 feet;
THENCE, N.70°28'57"W., a distance of 975.47 feet;
THENCE, N.65°40'28"W., a distance of 390.65 feet;
THENCE, N.46°57'04"W., a distance of 333.78 feet;
THENCE, N.33°38'45"W., a distance of 189.84 feet;
THENCE, N.13°17'22"W., a distance of 149.23 feet;

THENCE, N.16°17'05"E., a distance of 241.41 feet;
THENCE, N.44°01'49"E., a distance of 230.36 feet;
THENCE, N.27°25'33"E., a distance of 214.30 feet;
THENCE, N.09°50'11"E., a distance of 407.52 feet;
THENCE, N.12°07'05"W., a distance of 207.67 feet;
THENCE, N.46°27'18"W., a distance of 282.63 feet;
THENCE, N.60°32'02"W., a distance of 124.66 feet;
THENCE, N.84°43'53"W., a distance of 231.49 feet;
THENCE, S.62°16'28"W., a distance of 362.80 feet;
THENCE, S.39°56'53"W., a distance of 319.53 feet;
THENCE, S.28°46'06"W., a distance of 491.38 feet;
THENCE, S.41°59'33"W., a distance of 312.54 feet;
THENCE, S.59°30'47"W., a distance of 252.53 feet;
THENCE, S.75°11'57"W., a distance of 254.34 feet;
THENCE, N.84°50'15"W., a distance of 230.31 feet;
THENCE, N.57°38'46"W., a distance of 155.50 feet;
THENCE, N.58°30'02"W., a distance of 117.43 feet to a point,
said point being the Southwest corner of the herein described
tract;

THENCE, N.20°15'35"E., a distance of 373.03 feet to a concrete
monument set for a point on line and continuing for a total
distance of 6,161.41 feet to a concrete monument set for the
Northwest corner of the herein described tract;

THENCE, N.58°56'57"E., a distance of 3,000.00 feet to the PLACE OF
BEGINNING, CONTAINING within these metes and bounds 835.78 acres of
land.

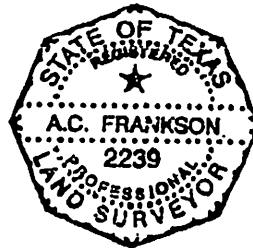
I hereby certify that the above fieldnote description was based on
an actual survey on the ground, under my supervision, and is true
and correct to the best of my knowledge and belief.



A. C. FRANKSON
Registered Professional
Land Surveyor
Texas License No. 2239

DATED: JULY 30, 1991

ACF/kvt



SORENSEN
000020

ENTERED

FILED FOR RECORD AT 1:35 P. M.
13th DAY OF SEPT. 1991
JANELLE MORGAN
CLERK COUNTY COURT, REFUGIO CO., TEXAS
BY Janelle Morgan DEPUTY

STATE OF TEXAS I
COUNTY OF REFUGIO I

I, JANELLE MORGAN, Clerk of the County Court, Refugio County, Texas, do hereby certify that the foregoing instrument was filed in my office on the 13th day of September A.D. 1991 at 1:35 P. M. and duly recorded this 20th day of September A.D. 1991 at 11:20 A.M. in the Deed Records of said County in Volume 346 Page(s) 200-220
WITNESS MY HAND AND SEAL of County Court of said County at office in Refugio, Texas on the day and year last above written

JANELLE MORGAN
Clerk of County Court, Refugio County, Texas
By Pamela Burns Deputy
Pamela Burns

STATE OF TEXAS
COUNTY OF REFUGIO

I, Ruby Garcia, District Clerk of Refugio County, Texas, do hereby certify that the foregoing is a true and correct copy of the original record now in my lawful custody and possession as appears of record in Vol. 26, Page 66, Minutes of said Court on file in my office.

WITNESS my official hand and seal of office, this

September 13, 1991
Ruby Garcia
Ruby Garcia, District Clerk
Refugio County, Texas
By Salina Deputy

