PLAT OF SURVEY CONTAINING

Portrillo Creek Ranch Subdivision

Phase Two

CONTAINING 4100.49 ACRES, MORE OR LESS LOCATED IN GUADALUPE COUNTY, NEW MEXICO

PREVIOUS UNIFORM CODE No. 1-093-054-264-264
DEEDS OF RECORD PROVIDED:
Deed from IQ Investments, LTD to Samuel F. Poorman, Book 111, Pages 8-10.
Deed from Ranch Enterprises, LTD to Samual F. Poorman, Book 111, Pages 18-21.

SEWAGE AND SEPTIC FACILITIES
SEWAGE AND WASTE FACILITIES: The sewage and waste facilities existing or which may be constructed or installed by owners of tracts or lots within the Portrillo Creek Ranch Subdivision Phase Two must satisfy all applicable minimum state and county laws, rules, regulations and requirements as currently exist or which may be implemented or amended in the future. These requirements may include, for example, a permit for construction or installation of a sewage system, septic tank, or similar facility.

ROAD NOTATIONS
Guadalupe County will not maintain Subdivision Roads: The roads, streets, ditches, bridges, crossings, culverts and other such facilities and improvements in the Portrillo Creek Ranch Subdivision Phase Two HAVE NOT BEEN DEDICATED to public use and Guadalupe County, (the "County"), is not obligated to construct or maintain such facilities and improvements, nor is the County responsible for constructing or maintaining any non-county roads which provide access to subdivision.. FURTHERMORE, acceptance or approval by the County of this plat does not imply, nor shall same be construed as an acceptance of dedication to the public of any such facilities and improvements in and to this subdivision. The County shall not be obligated in any way or manner, financial or otherwise, to construct or maintain the roads, streets, ditches, bridges, crossings, culverts and other such facilities and improvements; the County is hereby fully and completely released and relieved from all such obligations or responsibilities, if any, with regard to the property.

OWNERSHIP OF ROADS
HUNTING FROM SAID ROADS PROHIBITED
All roads within the Portrillo Creek Ranch Subdivision Phase Two are hereby dedicated as perpetual, private access easements to and for the benefit of the owners of the tracts or lots within this subdivision, and their heirs, successors and assigns and the developer, and the developers successors and assigns. These roads are not public roads, and their repair and maintenance are not the responsibility of Guadalupe County.
The Developer, Ranch Enterprises, Ltd, reserves unto the Developer, and the Developer's successor and assigns, in perpetuity, the free and uninterrupted use of the private road easements within the subdivision, to be used in common with the owners of the tracts. The Developer shall have the right to assign the private road easements in whole or in part, as the Developer chooses, including but not limited to, landowners on adjacent tracts outside of the subdivision.
Hunting of all kinds for all game or other animals, whether on foot or by vehicle, is prohibited on or from Portrillo Creek Ranch Subdivision Phase Two roads and this prohibition may be enforced by permanent injunction in any civil court of competent jurisdiction. HUNTING FROM PUBLIC ROADS MAY BE A CRIMINAL OFFENSE.
All deeds, contracts for sale, contracts for deed, or similar instruments pertaining to the conveyances or proposed conveyances of lots or tracts within the Portrillo Creek Ranch Subdivision Phase Two are hereby deemed to conform with and contain this notice, and this notice shall control and take precedence over omitted, contrary or conflicting terms in such instruments.

WATER NOT PROVIDED TO TRACTS
NOTICE: Water Will Not Be Provided To Tracts in Subdivision: Neither the owner, developer, nor subdivider intends to provide a supply of running water to the tracts or lots or the owners of the tracts or lots in the Portrillo Creek Ranch Subdivision Phase Two. This limitation does not affect the water rights pertaining to the individual tracts or lots within the subdivision, nor does it modify or otherwise affect existing water supply facilities, for example, windmills, water tanks, water troughs, water pipelines, or the right corresponding thereto.

DEED RESTRICTIONS
NOTICE OF DEED RESTRICTIONS OR RESTRICTIVE COVENANTS: All land within the Portrillo Creek Ranch Subdivision Phase Two is subject to certain deed restrictions or restrictive covenants which may limit or otherwise affect the use and enjoyment of the land owner. The restrictions and covenants are filed of record in the office of the county clerk for Guadalupe County, New Mexico at Book 108, Page 161-165 of the records of Guadalupe County.

UTILITY EASEMENTS
DEDICATION OF UTILITY EASEMENTS: There is hereby provided dedicated, granted and established inside and parallel to the boundary of every tract or lot within the Portrillo Creek Ranch Subdivision Phase Two a ten (10.00) 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 services purposes to benefit any or all other tracts or lots and shall include the rights of ingress and egress for construction, installation and maintenance, without limitation, of the types of utility services, and during periods of emergency or of repair maintenance or construction, such additional widths of easement beyond the stated number above is temporarily granted as may be reasonably to complete the repair, maintenance or construction or address the emergency.

BEARING NOTATION
BASIS OF BEARING WERE DERIVED FROM TRUE NORTH OBSERVATIONS USING G.P.S. (TRIMBLE) R.T.K. SYSTEM ON December 9th, 2004.

STATE OF NEW MEXICO
COUNTY OF GUADALUPE

I, hereby certify that this instrument was filed for record on the 26th day of April A.D., 2006, at 10:30 O'clock A. M. and duly recorded in Book C-PLAT Pages 124 B of the Plat Records of Guadalupe County, New Mexico. Witness my hand and Seal of Office.

Adam J. Gallegos, By Patrick Martinez
County Clerk

STATE OF TEXAS
COUNTY OF KERR

I, the developer and owner of the land identified by abstract numbers recorded in the volume & page numbers shown on this final plat, and whose name is subscribed hereto, in person or through a duly authorized agent, acknowledge that this plat was made from a current survey performed on the ground and that it is intended that the land will be subdivided as indicated on the plat. No portion of the land within the subdivision is to be dedicated to public use. I further represent that no liens, other than valid purchase money liens, affecting the land to be subdivided are in effect or of record including, but not limited to judgement, tax and mechanics and material-mans' liens, lis pendens or bankruptcy notices.

Reviewed & Approved this the 14th day of March, 2006.

Samuel F. Poorman
SAMUEL F. POORMAN
P.O. Box 291989
Kerrville, Texas 78029

STATE OF TEXAS
COUNTY OF KERR

This instrument was acknowledged before me on 14th day of March, 2006, by SAMUEL F. POORMAN.

Stephanie M. Grubbs
Stephanie M. Grubbs
Notary Public in & for the State of Texas
My Commission Expires on 10/17/06

NOTARY PUBLIC STATE OF TEXAS
STEPHANIE M. GRUBBS
Notary Public, State of Texas
My Commission Expires
OCTOBER 17, 2006

STATE OF NEW MEXICO
COUNTY OF GUADALUPE

I, the undersigned Treasurer for Guadalupe County, New Mexico, after having made review of my records, and based only upon the records of my office, find that none of the parties or entities named on the plat as the owner, developer, proprietor subdivider of the land proposed to be subdivided are presently indebted to Guadalupe County, New Mexico, as the date indicated below.

Reviewed & Approved this the 26 day of APRIL, 2006.

Guadalupe County Treasurer

STATE OF NEW MEXICO
COUNTY OF GUADALUPE

We, the undersigned Guadalupe County Commissioners, after having reviewed this plat and all supporting documents conclude that this property described herein is exempt from the New Mexico Sudbivision Act, Chapter 47, Article six, New Mexico statutes, specifically, as exempted by definition in section 47-6-2.J.(11)(as all parcels exceed one-hundred and forty acres in size) and is not subject to any Guadalupe County Subdivision regulation.

Reviewed this the 25th day of April, 2006.

Guadalupe County Commissioner

Richard L. Chavez, Chairperson

James (Bozo) Cordova, Co-Chairperson

Glenn G. Gonzales, Co-Chairperson

Attest:
Adam J. Gallegos, County Clerk

LAND SUBJECT TO:

Exception Description of two one-acre parcels in section 28 T10N, R16E NMPM
All of that certian one-acre parcel situated within Tract 2 of the Portrillo Creek Ranch Subdivision Phase Two, and lying north of the section line between Sections 28 and 33 said Townships and Range, which parcel is excepted without known claimant in the deed from Donald A. Pederson and Linda Ann Gates Pederson, Trustees of the Pederson Living Trust, To IQ Investments, Ltd., a Texas Limited Partnership, dated the 10th day of February 2005 and filed in the county clerk's office for Guadalupe County, New Mexico, in Book 107, Page 10-11 of the Deed Records.
Which easement to said parcels are here more particularly described along said Sections 27,28 33,34: S89 Degrees 53' 31"W., 1317.98 feet to said parcel, remaining as the same exception as the original deed claim.

Tract 10 is subject to An undefined location of apparent memorial stone marker within the northerly portion of this tract.
Tract 14 is subject to an Easement retained by the Seller and / or Assigns for the removal of caliche for subdivision road maintenance and repair.
Tract 11 is subject to a well and access easement as the same is shown on the face of this plat, and being shared by Portrillo Creek Ranch Subdivision and this Phase Two Plat.
Tracts 21,22,23 herein are affected by the passage of a gas pipeline extending southwesterly without described easement from the Dahlia Pumping Station.

LEGAL DESCRIPTION

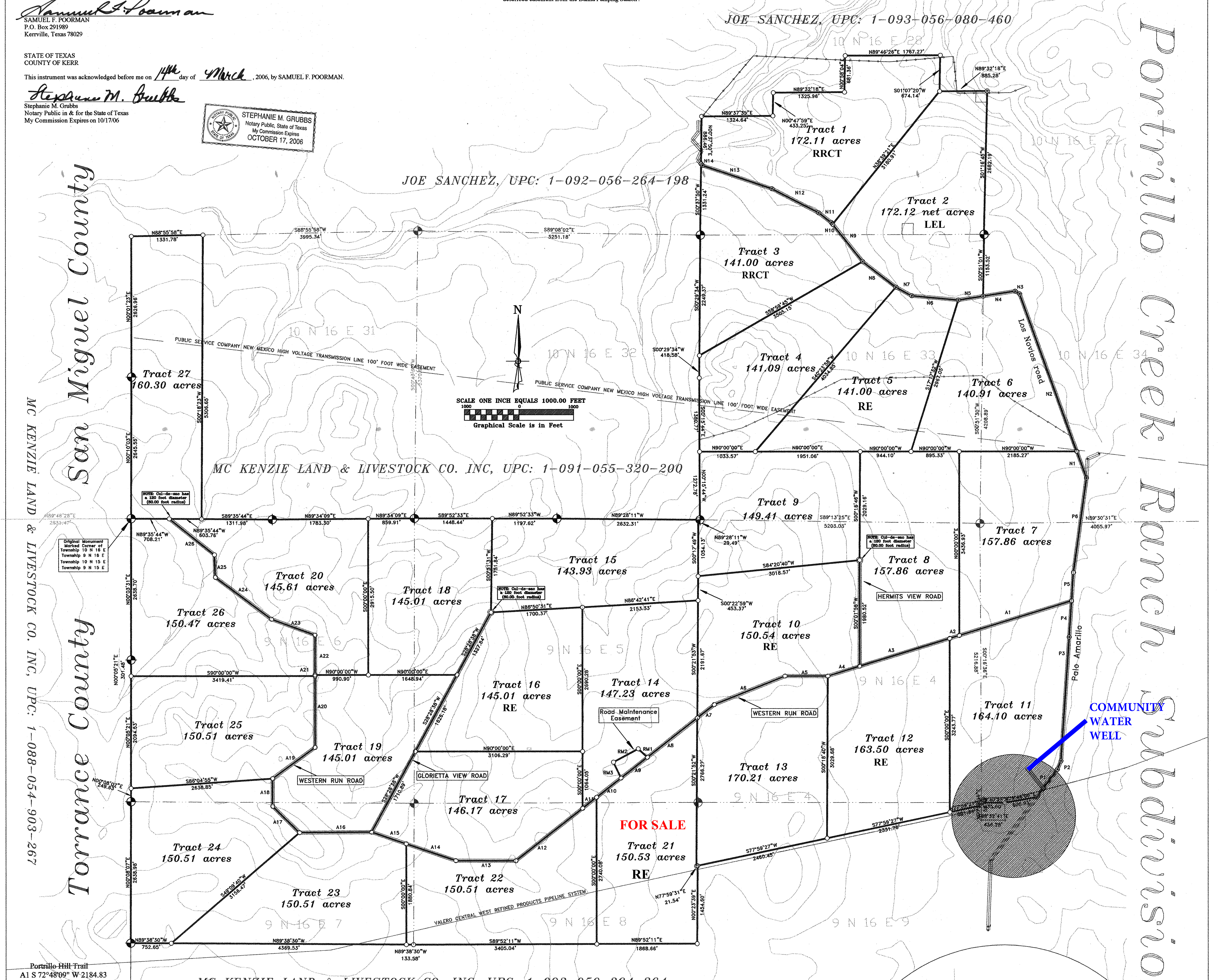
All in Guadalupe County, New Mexico

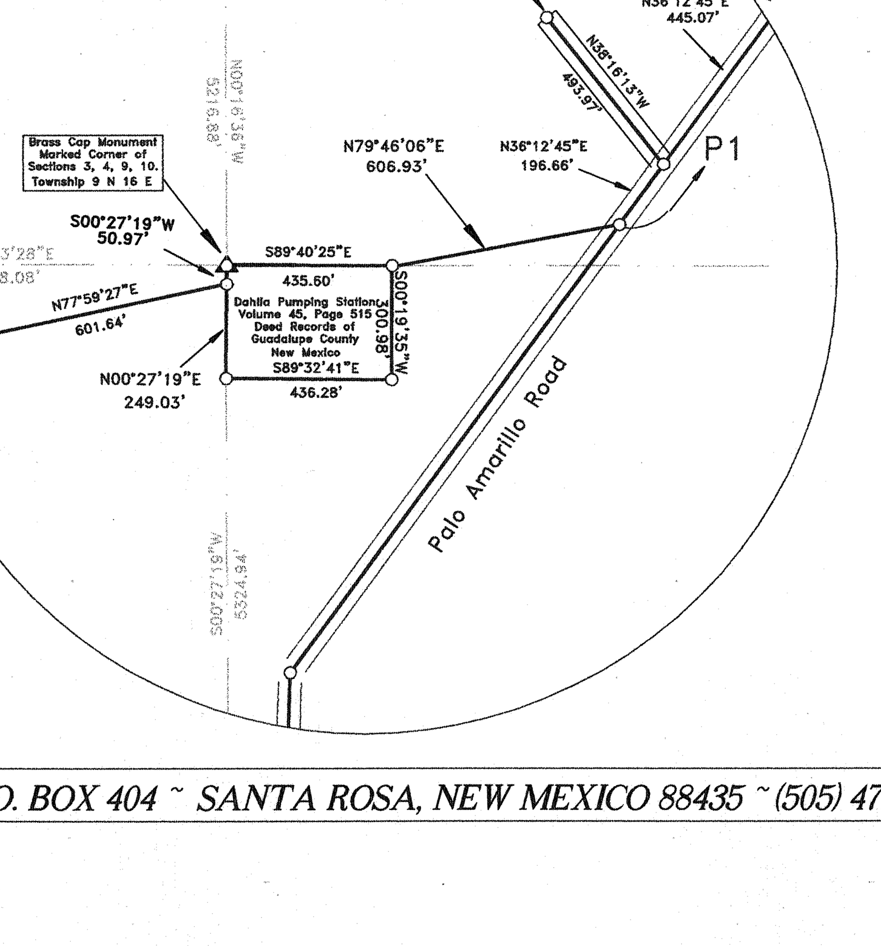
Township 9 North, Range 16 East, N.M.P.M.:

Section 4: Lots 1, 2, 3, 4, S/2 N/2, S/2
Section 5: All
Section 6: All
Section 7: Lots 1,2, E/2 NW/4, NE/4
Section 8: N/2
The residual portions of Sections 34, 3,9 lying West of county roads Palo Amarillo and Los Novios and the north of the Portrillo Creek Ranch Subdivision heretofore subdivided and filed in Cabinet C Plat Jacket 104.

Township 10 North, Range 16 East, N.M.P.M.:

Section 28: S/2 SW/4 NE/4, West 440 feet of the S/2 SE/4 NE/4, SE/4 NW/4, NE/4 SW/4, S/2 NW/4 SW/4, South 231 feet of the N/2 NW/4 SW/4, S/2 SW/4, SE/4, excepting there from one square acre in the NE corner of the NE/4 SE/4 and one square acre in the SE corner of the SW/4 SE/4
Section 31: Lots 1, 2, 3, 4
Section 33: All





Portrillo Hill Trail
A1 S 72°48'09" W 2184.83
A2 S 72°48'09" W 187.77
A3 S 72°48'09" W 1749.29
A4 S 72°56'07" W 620.52
A5 N 89°54'33" W 797.88
A6 S 67°55'50" W 1418.03
A7 S 51°42'32" W 400.73
A8 S 51°42'32" W 1182.66
A9 S 51°42'32" W 626.47
A10 S 51°41'21" W 580.18
A11 S 51°44'37" W 331.92
A12 S 51°42'32" W 1580.11
A13 N 89°51'39" W 1114.78
A14 N 71°05'54" W 975.61
A15 N 71°05'54" W 680.80
A16 S 89°34'27" W 1337.36
A17 N 45°28'14" W 701.91
A18 N 00°06'27" W 517.25
A19 N 53°37'47" E 981.69
A20 N 00°01'14" W 1332.07
A21 N 00°01'14" W 19.55
A22 N 00°01'14" W 744.48
A23 N 69°54'00" W 861.60
A24 N 53°04'53" W 1301.51
A25 N 02°11'18" W 421.79
A26 N 51°24'58" W 1077.14

ROAD MAINTENANCE EASEMENT

RM1 S 47°05'57" E 233.06'
RM2 N 61°34'04" E 523.24'
RM3 N 25°03'00" W 328.64'

LOS NOVIOS

N1 N 19°45'27" W 526.97
N2 N 19°45'27" W 3131.73
N3 N 59°03'03" W 99.06
N4 S 81°05'30" W 601.55
N5 S 81°05'30" W 466.38
N6 N 84°46'21" W 870.43
N7 N 61°28'34" W 336.06
N8 N 52°06'14" W 780.47
N9 N 38°36'38" W 891.74
N10 N 38°36'38" W 41.57
N11 N 52°00'18" W 297.59
N12 N 62°40'45" W 976.80
N13 N 71°17'37" W 1360.61
N14 N 42°30'43" W 41.33

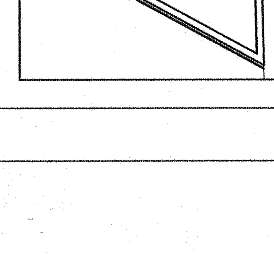
PALO AMARILLO

P1 N 36°12'45" E 641.73
P2 N 23°14'15" E 170.75
P3 N 03°47'42" E 2318.02
P4 N 03°47'42" E 677.69
P5 N 03°47'42" E 529.29
P6 N 07°46'27" E 1783.26

Survey Digest
The original survey of the township boundaries were performed by R.E. Clements, U.S. General Land Office Deputy Surveyor, in March 1858. The original survey of the section subdivision of said township were performed by Levi P. Drake, U.S. General Land Office Deputy Surveyor, July 1873. These surveys together with their field note records and corresponding plat, approved December 1873 by the Surveyor General for New Mexico, are filed in the Office of the Director, U.S. Bureau of Land Management in Santa Fe, New Mexico.

Every effort was made to locate and identify the original corners of those official surveys. In the absence of actual corner monuments, reliable exitsting collateral evidence and ancient fence-lines, locally accepted as the best evidence for obliterated monuments, were taken in order to assure harmonious blending with other interdependent points, before restoring to prescribed proportionate measurement to position lost corners, after the proportionate determination, a thorough search was again carried out in the vicinity of the proportionate position for any corner evidence. The Bureau of land Management Manual of Surveying Instructions, 1973 Edition was relied upon in the execution of this survey.

SAMPLE TRACT NOT TO SCALE



NOTE: All tracts have a ten (10.00) foot wide utility easement inside and parallel to the boundary lines of each individual tract.

NOTE: All tracts have a fifty (50.00) foot wide building set back line inside & parallel to the boundary lines of each individual tract.

Original Stone Found (U.S.G.L.O.)
Set Section Corner
Fence Corner Post
Set ⅝" 24"Rebar with cap Marked NMPS 6847– aluminum or plastic
Fence Line (Approximate)
survey line

STATE OF NEW MEXICO
COUNTY OF GUADALUPE

I, hereby certify that I am a Professional Surveyor registered in the State of New Mexico and that this plat represents a survey on the ground made by my assistants under my direction, that it meets the minimum standards of the State of New Mexico and is true and correct to the best of my knowledge and belief.

Dated this the 23 day of March, 2006.

JOE M. SISNEROS NEW MEXICO 6847 PROFESSIONAL SURVEYOR

Joe M. Sisneros Registered Professional Land Surveyor NM 6847

GEOMETRON SURVEY SYSTEMS ~ P.O. BOX 404 ~ SANTA ROSA, NEW MEXICO 88435 ~ (505) 472-5254