

EXHIBIT A
LEGAL DESCRIPTION

GF No.: 14-0002

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **UVALDE**, STATE OF TEXAS AND IS DESCRIBED AS FOLLOWS:

BEING a 1,958.789 acre tract of land lying and being situated on the Sabinal River, ten miles north-northwest of Sabinal, in Uvalde County, Texas; about 23.3 miles N 44 deg E of the City of Uvalde, the County Seat; and containing acreages in the various original Surveys:

Sur. No.	Original Grantee	Abst. No.	Acres
7	James B. Davenport	162	6.295
95	B. S. & F.	90	470.796
289	Tyler Tap R.R. Co.	595	25.229
290	J. M. Kelley	1547	272.493
327	Georgetown R.R. Co.	661	565.084
347	C. & M. R.R. co.	655	615.579
--	Unpatented Sabinal River Bed		3.313

Total Acres.....1,959.789

and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

KOCH & KOCH LAND SURVEYORS, INC.
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SAMUEL K. HORTON, ET AL.
1958.789 ACRE TRACT

THE STATE OF TEXAS)
COUNTY OF UVALDE)

Field Notes of a perimeter/boundary survey of a 1958.789 acre tract
of land, made for The Nature Conservancy.

Said 1958.789 acre tract of land lying and being situated on the
Sabinal River, ten miles north-northwest of Sabinal, in Uvalde
County, Texas; about 23.3 miles N 44° E of the City of Uvalde, the
County Seat; and containing acreages in the various original Surveys,
as follows:

Sur. No.	Original Grantee	Abst. No.	Acres
7	James B. Davenport	162	6.295
95	B. S. & F.	90	470.796
289	Tyler Tap R.R. Co.	595	25.229
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327	Georgetown R.R. Co.	661	565.084
347	C. & M. R.R. Co.	655	615.579
---	Unpatented Sabinal River Bed	---	3.313
Total Acres			1958.789

Said 1958.789 acre tract being in most part the following:

1.) all of a 2.87 acre tract, as conveyed to Le Roy Horton, et al., by Richard W. Bludworth, et ux., by Deed notarized November 16, 1978, and recorded in Vol. 220, Pages 662-666, of the Deed Records of said County;

2.) the southeast major portion of a "called" 2128.7 acres, designated as "First Tract", as conveyed to Marian Wilke Horton, as trustee of the residuary trust created under the last will and testament of Leroy Horton, Deceased, by Marian Wilke Horton, by Special Warranty Deed dated August 3, 2000, and recorded in Vol. 442, Pages 791-792A, of the Official Public Records of said County (described in numerous tracts, in Vol. 233, Pages 282-291, Deed Records); and

3.) the southeast major portion of said "called" 2128.7 acres, designated as a portion of "Tract Two", as conveyed to Samuel K. Horton, by Marian Wilke Horton, by Gift Deed dated December 26, 2012,

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and recorded in Instrument No. 2012004395, of the Official Public Records of said County (and other deeds).

Said 1958.789 acre tract being bounded on the east, from north to south, by the following: 1.) a portion of the west R.O.W. line of the old abandoned Sabinal-Utopia Road; 2.) the El Rancho Properties LC (El Rancho) 514.24 acre tract, as recorded in Instrument No. 2012003979, of the Official Public Records of said County; 3.) the Douglas Lee Honeycutt 204.0 acre tract, as recorded in Vol. 383, Pages 716-721, of the Official Public Records of said County; 4.) the Jess Clark Ward, III, et ux. 1343.93 acre tract, designated as "Tract One", as recorded in Instrument No. 2011004043, of the Official Public Records of said County; and 5.) the Hunter Schuehle, et al. 1464.092 acre tract, as recorded in Vol. 437, Pages 351-359, of the Official Public Records of said County; on the lower south by the Larry Kaler, et al. 200 acre tract, as recorded in Instrument No. 2012003630, of the Official Public Records of said County; on the lower west by the lower southwest remaining portion of the said Horton 2128.7 acres; on the westernmost south, from east to west, by the remainder of said Horton 2128.7 acres, and the Samuel K. Horton, et al. 320 acres, designated as "Tract Two -- Second Tract", as recorded in Instrument No. 2012004395, of the Official Public Records of said County (and other deeds); on the westernmost west, from south to north, by a remainder of said Horton 2128.7 acres, and the Stephen L. Horton, et ux. 247.107 acre tract, as recorded in Vol. 237, Pages 793-796, of the Deed Records of said County; on the lower north and upper west by the Tierra Prometida, Inc. (Tierra) 4210.65 acre tract, as recorded in Vol. 267, Pages 39-43, of the Deed Records of said County; and on the upper north, from west to east, by the said Tierra Prometida, Inc. 4210.65 acre tract, and the northeast remainder of said Horton 2128.7 acres. Said 1958.789 acre tract encompassing a portion of the Sabinal River, and being more fully described by metes and bounds, as follows:

BEGINNING at a 5/8" Steel Pin previously set at a 2-way cedar fence corner post, in the south line of Sur. No. 889, T. M. R.R. Co., at the N.W. corner of said Sur. No. 327, the N.E. corner of Sur. No. 328, John D. Fenley; at a southeast re-entrant corner of said Tierra 4210.65 acre tract; for a N.W. corner of said Horton 2128.7 acres, and the N.N.W. corner of this tract;

TENENCE with fence; with the south line of said Sur. No. 889 (until noted), the upper north line of said Sur. No. 327 (until noted); along a south side of said Tierra 4210.65 acre tract (until noted); with a north side of said Horton 2128.7 acres (until noted), and the upper north side of this tract, as follows:

S 89° 49' 56" E 2608.03 ft. to a 5/8" Steel Pin set in fence, on top of a mountain ridge, for corner;

S 89° 57' 02" E 1151.82 ft. to the center of a 4" Steel

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Pipe 3-way fence corner post, in the west line of said Sur. No. 7, at the S.E. corner of said Sur. No. 889, the N.N.E. corner of said Sur. No. 327, same being the E.S.E. corner of said Tierra 4210.65 acre tract, the upper northwest re-entrant corner of said Horton 2128.7 acres, for corner; and

THENCE N 89° 28' 06" E, leaving said survey line/corner, and continuing with fence, crossing the upper north portion of said Horton 2128.7 acres, 911.11 ft. to a 5/8" Steel Pin set at a Steel "T" 3-way fence corner post, in the west side of said old abandoned Sabinal-Utopia Road; in an east side of said Horton 2128.7 acres; for the N.E. corner of this tract;

THENCE with fence (unless noted); and, from north to south, with the west sides of said old abandoned Sabinal-Utopia Road, said El Rancho 514.24 acre tract, and said Honeycutt 204.0 acre tract; the north, northwest, and west sides of said Ward 1343.93 acre tract; and the west side of said Schuehle 1464.092 acre tract, respectively; along the east and eastern south sides of said Horton 2128.7 acres (in part as fenced and occupied) and said Horton 2.87 acre tract; and the east and eastern south sides of this tract, with the center of 2-7/8" Steel Pipe 2-way fence corner posts, at corners (unless noted), as follows:

S 00° 10' 27" W, now and continuing along the west side of said old abandoned Sabinal-Utopia Road (until noted), 142.37 ft. to the center of an 8" cedar 3-way fence corner post, found at the N.W. corner of said El Rancho 514.24 acre tract, for corner;

S 02° 38' 05" W 108.27 ft.;

S 08° 11' 03" E, at 55.71 ft. cross the south line of said Sur. No. 7, the lower north line of said Sur. No. 327; total 943.30 ft.;

S 23° 14' 51" W 480.21 ft.;

S 00° 50' 41" W 555.22 ft.;

S 12° 13' 31" W 1602.87 ft.;

S 07° 45' 42" W, unfenced, diverging easterly from existing fence, and thence passing through said fence; crossing the Sabinal River, 713.26 ft. to a 1/2" Steel Pin found west of said fence, for corner;

S 65° 40' 46" E, unfenced, re-passing through said existing fence, and crossing said old abandoned Sabinal-Utopia Road, 50.43 ft. to a 1/2" Steel Pin found on the east side of said road, for corner;

S 09° 27' 42" W, unfenced, at 151.07 ft. pass a Steel "T" post fence corner, and thence again and continuing with fence; total 325.56 ft.;

S 05° 49' 10" E 212.79 ft. to the center of a 2-7/8" Steel Pipe 3-way fence corner post, on the east side of said old abandoned road, at the S.W. corner of said El Rancho 514.24 acre tract, the N.W. corner of said Honeycutt 204.0 acre tract, for corner;

S 05° 51' 03" E 540.13 ft. to a Steel "T" post found

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7 inches up, in concrete, at a 2-7/8" Steel Pipe 3-way fence corner post, on the east side of said old road, in the south line of said Sur. No. 327, the north line of said Sur. No. 289; in the west side of said Honeycutt 204.0 acre tract, at the N.E. corner of said Ward 1343.93 acre tract, the E.S.E. corner of this tract, for corner;

N 89° 39' 46" W, leaving the west side of said Honeycutt 204.0 acre tract; and with said survey line, re-crossing said old abandoned Sabinal-Utopia Road; at 877.75 ft. pass the center of a 2-7/8" Steel Pipe 2-way high-fence corner post, on the southeast high bank of said Sabinal River, and thence unfenced, descending said bank; total 1206.60 ft. to a 5/8" Steel Pin set in the center of said Sabinal River, for corner;

S 44° 59' 54" W, leaving said survey line; now and continuing unfenced with the center of said river, and crossing the N.W. corner of said Sur. No. 289, with points (no pins set) in the center of said river, at corners (until noted), 761.13 ft.;

S 47° 39' 28" W 458.80 ft.;

S 52° 27' 01" W 462.63 ft.;

S 54° 53' 21" W 354.24 ft. to a 5/8" Steel Pin set in the center of said Sabinal River, in the west line of said Sur. No. 289, the east line of said Sur. No. 290, for corner;

S 00° 19' 54" E, leaving said river and ascending said southeast bank; with said survey line; at 327.81 ft. pass the center of a 2-7/8" Steel Pipe 3-way fence corner post, on said high bank, and thence again with fence; total 2430.47 ft. to a Steel "T" post found 7 inches up, at a 2-7/8" Steel Pipe 3-way fence corner post, in the north line of Sur. No. 96, M. C. Boyce, at the S.W. corner of said Sur. No. 289, the S.E. corner of said Sur. No. 290, for corner;

S 89° 34' 44" W, with the north line of said Sur. No. 96, the south line of said Sur. No. 290, 2860.74 ft. to the center of a 2-7/8" Steel Pipe 2-way high-fence corner post, at the N.E. corner of said Horton 2.87 acre tract, for corner; from which a capped 1/2" Steel Pin, found erroneously placed for said N.E. corner, bears S 89° 17' 34" W 22.92 ft.;

S 60° 14' 39" W, leaving said survey line, and entering said Sur. No. 95, now with the southeast line of said 2.87 acre tract, 311.38 ft. to a 5/8" Steel Pin set on the northwest side of a high-fence, at the S.E. corner of said 2.87 acre tract, for corner; from which another capped 1/2" Steel Pin, found erroneously placed for said S.E. corner, bears N 86° 33' 56" W 21.18 ft.;

S 89° 34' 44" W, unfenced, at 112.50 ft. (original 1978 record distance) pass an old large rock mound found on line, and thence re-descending the east bank of said river; total 688.68 ft. to a 5/8" Steel pin set in the center of said Sabinal River, at the W.N.W. corner of said Ward 1343.93 acre tract, the S.W. corner of said Horton 2.87 acre tract, for corner;

S 15° 40' 47" E, now and continuing unfenced, again with

the center of said river (until noted), with points (no pins set) at corners, 314.40 ft.;

S 11° 50' 09" E 216.88 ft.;

S 05° 40' 07" W 524.76 ft.;

S 31° 46' 50" W 589.39 ft.;

S 32° 53' 37" W 248.08 ft.;

S 53° 41' 30" W 643.68 ft.;

S 37° 27' 17" W 205.99 ft.;

S 19° 46' 03" W 266.06 ft.;

S 17° 10' 04" W 664.41 ft.;

S 10° 37' 48" W 536.03 ft.;

S 19° 33' 00" E 309.86 ft.;

S 03° 36' 50" W, passing the S.W. corner of said Ward 1343.93 acre tract, the N.W. corner of said Schuehle 1464.092 acre tract; at 115.17 ft. cross the upper south line of said Sur. No. 95; total 252.75 ft.;

S 05° 51' 11" W 411.94 ft.;

S 19° 35' 53" W 464.44 ft.; and

THENCE S 08° 38' 10" W 420.92 ft. to a point (no pin set) in the center of said Sabinal River, 5.0 ft. north of an existing fence; in the west side of said Schuehle 1464.092 acre tract; at the N.E. corner of said Kaler 200 acre tract; for the S.S.E. corner of said Horton 2128.7 acres, and the S.S.E. corner of this tract;

THENCE leaving the center of said Sabinal River and the west side of said Schuehle 1464.092 acre tract; and with the north side of said Kaler 200 acre tract; along the lower south side of said Horton 2128.7 acres, and the lower south side of this tract, S 89° 55' 50" W, unfenced, at 90.53 ft. pass the center of a 4" Steel Pipe 3-way fence corner post, on the west low bank of said river, at the apparent S.S.E. corner of said Sur. No. 95, the N.E. corner of Sur. No. 1006, James Clemons; and thence with fence and their respective lower south and north common survey line; passing under electric transmission lines crossing the lower southwest corner of this described tract; total 2827.37 ft. to a 5/8" Steel Pin set in fence; in said survey/property line, for the S.S.W. corner of this tract; said 5/8" Steel Pin being distant 600.00 ft. N 89° 55' 50" E (with fence and said survey line) of the center of a 4" Steel Pipe 3-way fence corner post, found at the S.S.W. corner of said Horton 2128.7 acres, the S.E. corner of said Horton 320 acres; same being the S.W. corner of said Sur. No. 95, the S.E. corner of Sur. No. 1243, Enoch S. Phelps;

THENCE leaving fence, the north line of said Sur. No. 1006, the lower south line of said Sur. No. 95, the north side of said Kaler 200 acre tract, and the lower south side of said Horton 2128.7 acres; and with the lower west and westernmost south sides of this tract, N 00° 11' 10" W, unfenced, with staked line, entering said 2128.7 acres, and re-passing under said electric transmission lines, 5332.27

ft. to a 5/8" Steel Pin set for the southwest re-entrant corner of this tract, and N 89° 55' 23" W, unfenced, at 600.00 ft. pass the center of a 4" Steel Pipe 2-way fence corner post, in the west line of said Sur. No. 95, at the S.S.E. corner of said Sur. No. 347, the N.E. corner of Sur. No. 805, W. T. Chaney; same being the lower southwest re-entrant corner of said Horton 2128.7 acres, the N.E. corner of said Horton 320 acres; and thence with fence, the lower south line of said Sur. No. 347, and the north line of said Sur. No. 805, same being the north side of said 320 acres, and the westernmost south side of said 2128.7 acres; passing under electric transmission lines bearing N 34° 26' 37" W across the westernmost-southwest corner of this described tract; total 3222.23 ft. to the center of an 8" cedar 4-way fence corner post, found in concrete; in said survey line, in the east R.O.W. line of County Road No. 334; at the S.E. corner of said S. L. Horton 247.107 acre tract (as fenced and occupied); for the W.S.W. corner of said Horton 2128.7 acres (as fenced and occupied), and the W.S.W. corner of this tract;

THENCE leaving said survey line, the north side of said Horton 320 acres, and the westernmost south side of said 2128.7 acres; and with fence; along the westernmost west side of this tract, N 03° 30' 08" W, leaving said county road, and crossing the southwest corner of said Sur. No. 347, 255.79 ft. to the center of a 3-1/2" Steel Pipe 2-way fence corner post, in the west line of said Sur. No. 347, the east line of Sur. No. 340, William T. Chaney, same being the east side of said S. L. Horton 247.107 acre tract, the westernmost west side of said Horton 2128.7 acres, and N 00° 02' 50" W, now with said survey line and said common Horton property line; re-passing under said last-mentioned electric transmission lines, 3056.41 ft. to a 5/8" Steel Pin set at a 3-way cedar fence corner post, at the W.N.W. corner of said Sur. No. 347, the S.W. corner of Sur. No. 348, John D. Fenley; for the E.N.E. corner of said S. L. Horton 247.107 acre tract, the S.S.W. corner of said Tierra 4210.65 acre tract, the W.N.W. corner of said Horton 2128.7 acres, and the W.N.W. corner of this tract;

THENCE leaving the east line of said Sur. No. 340; and with fence; with the lower south and lower east sides of said Tierra 4210.65 acre tract; along the lower north and middle west sides of said Horton 2128.7 acres, and the lower north and upper west sides of this tract, as follows:

S 89° 54' 53" E, with the south line of said Sur. No. 348, the lower north line of said Sur. No. 347, 5061.05 ft. to a 5/8" Steel Pin set at a 2-way cedar fence corner post, at the S.E. corner of said Sur. No. 348, the northwest re-entrant corner of said Sur. No. 347, for corner;

N 00° 08' 44" W, with the east line of said Sur. No. 348, the upper west line of said Sur. No. 347, 559.23 ft. to a 5/8" Steel Pin set at a 2-way cedar fence corner post, at the N.N.W. corner of

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said Sur. No. 347, the S.W. corner of said Sur. No. 328, for corner;
N 89° 56' 45" E, leaving the east line of said Sur. No. 348, and with the south line of said Sur. No. 328, the upper north line of said Sur. No. 347 and the north line of said Sur. No. 290, respectively; at 3088.89 ft. pass the N.E. corner of said Sur. No. 347, the N.W. corner of said Sur. No. 290; total 4895.62 ft. to a 5/8" Steel Pin set at a large cedar 3-way fence corner post, in the north line of said Sur. No. 290, at the S.E. corner of said Sur. No. 328, the S.W. corner of said Sur. No. 327, and a S.E. corner of said Tierra 4210.65 acre tract, for corner;

N 00° 05' 37" E, leaving the north side of said Sur. No. 290; now and continuing with the east line of said Sur. No. 328, the west line of said Sur. No. 327, 3689.44 ft. to a 5/8" Steel Pin set at a fence post, for corner; and

THENCE N 00° 06' 48" E 2102.14 ft. to the place of BEGINNING:

NOTE: Bearings noted herein are true bearings (relative to true north) based on Global Navigation Satellite System (GNSS) observations (WGS '84 Datum).

Surveyed: April 22 - May 12, 2014.

Field Crew Personnel: Spencer J. Burrell
Michael J. Koch

THE STATE OF TEXAS)
COUNTY OF MEDINA)

I, Hilmar A. Koch, a Registered Professional Land Surveyor of the State of Texas, do hereby state that the foregoing Field Notes description and accompanying plat correctly represent an actual survey made under my supervision, on the ground, on the date given.



Hilmar A. Koch

Registered Professional
Land Surveyor No. 2082

EXHIBIT " A "