

ESS Ranch Legal Description

A survey of 4168.087 acres of land situated about 16 miles N 52° W of Hondo in Medina County, Texas, having acreage in the following original surveys:

<u>SURVEY NO.</u>	<u>ABSTRACT NO.</u>	<u>ORIGINAL GRANTEE</u>	<u>ACRES</u>
90	1415	J. Reinhart	472.792
261	1143	G.C. & S.F. RR. Co.	332.109
261 ½	1923	H.E. Woodward	25.314
262	1234	J. Reinhart	335.024
263	1144	G.C. & S.F. RR. Co.	13.974
265	1194	C.C.S.D. & R.G.N.G. RR. Co.	181.035
266	1233	J. Reinhart	147.893
306	1704	J. Reinhart	195.563
448	506	V. R. Holmes	104.492
448 ¼	131	J. Behrendt	348.806
448 ¾	1927	E. F. Woodward	0.081
449	637	A. M. Levy	189.807
450	837	Jno. Sharp	369.141
451	331	J. W. Dallam	355.028
451 ¾	1092	Wm. Morris	79.933
452	249	Hrs. of J. S. Cash	351.683
453	508	J. F. Huttner	351.598
454	1027	T. Ward	103.147
455	880	J. Y. Sewell	209.098
458	248	Hrs. of E. H. Crockett	1.569
Total.....			4168.087

said 4168.087 acre tract of land being that same property described in a Deed to ESS Real Estate, LLC from Raleigh R. Ross, et ux, dated September 5, 2014, as recorded in Instrument No. 2014034833 of the Official Public Records of Medina County, Texas, and being more particularly in Exhibit "A" attached hereto and made a part hereof for all purposes.

EXHIBIT A

THE STATE OF TEXAS
 COUNTY OF MEDINA

PREPARED FOR: ESS Real Estate, LLC

FIELD NOTES TO DESCRIBE

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Total			4168.087

said 4168.087 acre tract of land being that same property described in a Deed to ESS Real Estate, LLC from Raleigh R. Ross, et ux, dated September 5, 2014, as recorded in Instrument No. 2014034833 of the Official Public Records of Medina County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: At a 3" diameter pipe corner post on the Northeast line of the Old Sabinal-Utopia County Road (CR 111) for the Northwest corner of that certain 1755.130 acre tract of land described as Tract 2 in a Deed to BFPL, Ltd. from Virgil L. Boll, et ux, dated December 26, 2012, as recorded in Volume 874 on Page 777 of the aforementioned Official Public Records, and the Southwest corner of this survey from which a 5/8" iron pin found by a 3" diameter pipe corner post at the point-of-intersection of the Northeast line of said CR 111 and the North line of CR 311 for the Southwest corner of said 1755.130 acre tract of land bears S 21-32-31 E 6534.39 feet;

THENCE: Generally along fence and the Northeast line of said Old Sabinal-Utopia County Road (CR 111), the following courses:

N 21-59-05 W at 806.02 feet pass 7.94 feet Northeast of a 2" diameter pipe post for an angle point, at 1179.81 feet pass a 3" diameter pipe post for an angle point in fence, continuing a total distance of 1385.31 feet to a 3" diameter pipe post for an angle point;

N 22-07-53 W 62.77 feet to a 3" diameter pipe post for an angle point;

N 21-53-54 W 3376.41 feet to a 2" diameter pipe post for an angle point; and

N 21-57-12 W 1379.29 feet to a 3" diameter pipe corner post for the Southwest corner of that certain 4608.844 acre tract of land described in a Deed to Record Buck, Ltd. from Virgil L. Boll, dated May 28, 2004, as recorded in Volume 535 on Page 854 of the aforementioned Official Public Records, and the Northwest corner of this survey;

THENCE: Generally along fence and the South line of said 4608.844 acre tract of land, N 73-42-07 E 2493.51 feet to a 3" diameter pipe corner post for an interior corner of this survey;

THENCE: Generally along fence and an East line of said 4608.844 acre tract of land, N 07-07-19 W 81.31 feet to a 3" diameter pipe corner post for an exterior corner of this survey;

THENCE: Generally along fence and a South line of said 4608.844 acre tract of land, N 81-25-25 E 94.91 feet to a 3" diameter pipe corner post for an angle point;

THENCE: Generally along fence and the South line of said 4608.844 acre tract of land and crossing the Seco Creek, N 89-40-49 E 6152.20 feet to a 6" diameter pipe corner post at an angle point in an existing fence line for an angle point;

THENCE: Generally along fence and the South line of said 4608.844 acre tract of land, the following courses:

S 89-58-49 E 2695.72 feet to a 2" diameter pipe post for an angle point;

N 89-49-48 E 2621.58 feet to a 6" diameter pipe post on or near the recognized North line of said Survey No. 261 and the recognized South line of Survey No. 264, Abstract No. 1230, J. Reinhart, original Grantee, for an angle point;

S 69-07-50 E 582.18 feet to a 6" diameter pipe post for an angle point;

S 84-39-29 E 315.13 feet to a 6" diameter pipe post for an angle point;

N 52-04-11 E 392.83 feet to a 6" diameter pipe post on or near the recognized North line of said Survey No. 261 and the recognized South line of said Survey No. 264 for an angle point;

Along the recognized North line of said Survey No. 261, and the recognized South line of said Survey No. 264, N 89-42-56 E 918.13 feet to a 2" diameter pipe corner post for an angle point;

Leaving said survey line, N 89-05-43 E 163.72 feet to a 2" diameter pipe corner post for an angle point;

N 89-24-41 E 833.70 feet to a 2" diameter pipe post for an angle point; and

N 89-35-19 E 3302.01 feet to a 2" diameter pipe corner post on the recognized East line of said Survey No. 306, the recognized West line of Survey No. 305, Abstract No. 1150, H. E. & W. T. RR. Co.,

original Grantee, the West line of that certain 3141.819 acres of land described in a Conservation Easement to the City of San Antonio from W. O. Rothe Ranch, Ltd., dated February 19, 2014, as described in Instrument No. 2014029907 of the Official Public Records of Medina County, Texas, for the Southeast corner of said 4608.844 acre tract of land and the Northeast corner of this survey;

THENCE: Generally along fence, the occupied and recognized East line of said Survey No. 306, the occupied and recognized East line of said Survey No. 262, the occupied and recognized East line of said Survey No. 448 ½, the occupied and recognized East line of said Survey No. 448, the occupied and recognized West line of said Survey No. 305, the occupied and recognized West line of Survey No. 447, Abstract No. 509, Joseph T. Hefford, original Grantee, the occupied and recognized West line of Survey No. 460, Abstract No. 273, Hrs. of George W. Cash, original Grantee, and along the West line of said 3141.819 acres of land, the following courses:

S 00-10-21 W 455.59 feet to a 2" diameter pipe post for an angle point;

S 01-03-34 W 944.76 feet to a 2" diameter pipe post for an angle point;

S 01-11-55 W 839.85 feet to a 2" diameter pipe post for an angle point;

S 00-58-44 W 1353.44 feet to a 2" diameter pipe post for an angle point;

S 00-39-44 W 979.42 feet to a 2" diameter pipe post for an angle point;

S 00-23-22 E 733.22 feet to a 2" diameter pipe post for an angle point;

S 00-22-04 E 1959.32 feet to a 2" diameter pipe post for an angle point;

S 00-18-18 E 1225.75 feet to a 2" diameter pipe post for an angle point; and

S 00-19-11 E 2052.86 feet to a 5/8" iron pin found 1.82 feet Southeast of a 3" diameter pipe corner post for the Northeast corner of said 1755.130 acre tract of land and the Southeast corner of this survey;

THENCE: Generally along fence, the Northeast and Northwest line of said 1755.130 acre tract of land and the Southeast and Southwest line of this survey, the following courses:

S 69-57-21 W 1728.13 feet to a 3" diameter pipe post for an angle point;

N 70-21-38 W 3069.24 feet to a 3" diameter pipe post for an angle point;

N 46-19-26 W 2189.98 feet to a 3" diameter pipe post at the end of a fence for an angle point;

N 48-03-10 W 16.88 feet to a 3" diameter pipe corner post for an angle point;

S 89-14-40 W at 86.23 feet pass 9.6 feet South of the center of a water well, continuing a total distance of 490.19 feet to a 3" diameter pipe corner post for an interior corner of this survey;

S 15-03-43 W 396.27 feet to a 3" diameter pipe corner post for an interior corner of this survey;

S 74-36-59 E 319.57 feet to a 3" diameter pipe corner post East of the center of an electric line for an exterior corner of this survey;

S 20-23-05 W 2441.51 feet to a 3" diameter pipe corner post for an exterior corner of this survey; and

N 73-28-06 W 5743.04 feet to a 3" diameter pipe post on the Northeast line of an irrigated field for an angle point;

THENCE: Generally along fence, the Northeast, North, and Northwest line of said 1755.130 acre tract of land and of said irrigated field, the following courses:

N 49-17-21 W 443.49 feet to a 3" diameter pipe corner post for an angle point;

N 21-42-05 E 83.04 feet to a 3" diameter pipe corner post for an angle point;

N 69-27-30 W 915.96 feet to a 3" diameter pipe post for an angle point;

N 84-01-10 W 661.28 feet to a 3" diameter pipe post for an angle point; and

S 67-43-33 W 648.44 feet to a 3" diameter pipe corner post for an exterior corner of this survey;

THENCE: Generally along fence and the Northeast line of said 1755.130 acre tract of land and of said irrigated field, the following courses:

N 38-30-38 W 975.12 feet to a steel "T" post for an angle point;

N 38-26-23 W 880.23 feet to a 3" diameter pipe corner post for an exterior corner of this survey;

N 28-54-27 E 349.60 feet to a 3" diameter pipe corner post for an interior corner of this survey;

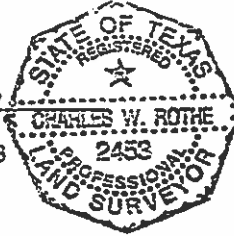
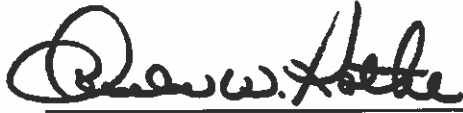
N 52-17-31 W 916.49 feet to a 2" diameter pipe post for an angle point;

N 52-14-56 W 805.47 feet to a 3" diameter pipe corner post for an interior corner of this survey; and

S 61-31-52 W 522.20 feet to the POINT OF BEGINNING.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 19th day of November, 2015.



Charles W. Rothe
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