

Barkley Ranch Legal Description

Being all of a certain tract or parcel of land containing 720.37 acres, more or less, comprising approximate acreage out of various Original Patent Surveys in Uvalde County, Texas, as follows:

<u>Survey No.</u>	<u>Original Grantee</u>	<u>Abstract No.</u>	<u>Acres</u>
634	H.J. Parkerson	379	344.89
758	H.S. Johnston	1260	37.89
759	T.C. Ry Co.	1035	19.43
760	H.S. Johnston	1261	<u>318.16</u>
		Total Acres.....	720.37

Being all 376.09 acres conveyed from Richard A. Wright and Gloria A. Wright to Frio Property, Ltd. by a Warranty Deed with Vendor's Lien executed the 12th day of September, 2003, and recorded in Volume 514 at Page 254 of the Official Public Records of Uvalde County, Texas; 336.78 acres conveyed from John M. Barkley, Jr., et al, to Concan Partnership by a Warranty Deed executed the 10th day of March, 1986, and recorded in Volume 269 at Page 269 of the Official Public Records of Uvalde County, Texas; 3.06 acres conveyed from John M. Barkley, Jr., et ux, et al, to Concan Partnership by a Warranty Deed executed the 29th day of November, 2002, and recorded in Volume 500 at Page 885 of the Official Public Records of Uvalde County, Texas; and the following parcel being part of said 336.78: 96.00 acres conveyed from John M. Barkley, Jr., et ux, to Concan Partnership by a Warranty Deed executed the 29th day of November, 2002, and recorded in Volume 500 at Page 890 of the Official Public Records of Uvalde County, Texas; and being more particularly described by metes and bounds as follows:

FIELD NOTES DESCRIPTION FOR 720.37 ACRES OF
THE FRIO PROPERTY, LTD. AND CONCAN
PARTNERSHIP PROPERTY IN UVALDE COUNTY,
TEXAS

Being all of a certain tract or parcel of land containing 720.37 acres, more or less, comprising approximate acreage out of various Original Patent Surveys in Uvalde County, Texas as follows:

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BEGINNING at a 5/8" iron stake found at or near the west corner of said Survey No, 634, the north common corner between said 336.78 and 367.09 acre tracts, the southeast line of Lot No. 15 of The Ranch, Unit II, a subdivision of Uvalde County according to the Plat of Record in Document No. 2004003231 of the Official Public Records of Uvalde County, Texas;

THENCE, along or near a fence, with the common line between said 336.78 acres and said Lot No. 15, N44°25'57"E., passing Lot Nos. 15, 4, 6 and 5 of said The Ranch, Unit II, at approximately 2896 ft. passing the south corner of 1.87 acres conveyed from Robert W. Mayo to The Ranch Subdivision Homeowners' Association, Inc. by a General Warranty Deed executed the 16th day of November, 2007, and recorded as Document No. 2007004374 in the Official Public Records of Uvalde County, Texas; at approximately 3542 ft. passing a south corner of 18.48 acres conveyed as Tract One from Geoffrey Myane, Jr., et ux, to the Myane Childrens' Trust by a Gift Warranty Deed executed the 3rd day of January, 2012, and recorded as Document No. 2012000005 in the Official Public Records of Uvalde County, Texas; then continuing not along a fence for a total distance of 4254.64 ft. to an unmarked point which bears 23.79 ft. S45°13'E from a fence post, a north corner of the herein described tract;

THENCE, along or near a fence, S45°12'50"E., 191.30 ft. to a fence post for a reentrant corner of the herein described tract; N45°20'42"E., 431.11 ft. to a fence post for a reentrant corner of said 96.00 acres and the herein described tract; and N45°12'50"W., 198.03 ft. to an unmarked point for a west corner of the herein described tract which bears 8.44 ft. N45°21'42"E from a fence post; the southeast line of 4.71 acres

conveyed from Louise M. Meyer, et vir, to Edwin C. Meyer by a Warranty Deed executed the 2nd day of September, 1966, and recorded in Volume 164 at Page 316 of the Deed Records of Uvalde County, Texas;

THENCE, along or near a fence, with the common line between said 336.78 and 4.71 acre tracts, N45°21'42"E., 102.64 ft. to a fence post for the north corner of said 336.78 acres and the herein described tract, the southwest line of State Highway No. 127, also the southwest line of 6.70 acres conveyed from J.P. Cunningham, et al, to the State of Texas by a Right-of-Way Deed executed the 25th day of April, 1934, and recorded in Volume 82 at Page 192 of the Deed Records of Uvalde County, Texas;

THENCE, along or near a fence, with the northeast line of said 336.78 and 96.00 acre tracts, the southwest line of said State Highway No. 127 and said 6.70 acres, S51°20'31"E., 837.17 ft. to a brass disc found in concrete at the beginning of a 01°57'57" curve to the left; 531.47 ft. along the arc of said curve subtended by a 10°26'50" central angle and 2914.79 ft. radius (long chord = S56°34'29"E., 530.74 ft. to a brass disc found in concrete at its end; S61°47'55"E., at approximately 288 ft. passing the east corner of said 96.00 acres, then continuing with the northeast line of said 336.78 acres for a total distance of 1434.83 ft. to a brass disc found in concrete; and S62°00'30"E., 292.25 ft. to a 3/8" iron stake found for its east corner, the north corner of 3.503 acres conveyed from Patricia Roann Daugherty Stoner to Patricia Roann Daugherty Stoner by a Correction Executrix's Deed executed the 31st day of May, 2002, and recorded in Volume 483 at Page 895 of the Official Public Records of Uvalde County, Texas;

THENCE, along or near a fence, with the common line between said 336.78 and 3.503 acre tracts, S45°08'20"W., 828.03 ft. to a concrete monument found for the west corner of said 3.503 acres, a north corner of a remaining portion of 454.2 acres conveyed from Patricia Roann Daugherty Stoner to Billy J. Tiller, Trustee by an Executrix's Deed executed the 20th day of October, 2003, and recorded in Volume 516 at Page 497 of the Official Public Records of Uvalde County, Texas;

THENCE, along or near a fence, with the common line between said 336.78 and 454.2 acre tracts, S45°09'22"W., 3463.56 ft. to a fence corner post found for the north common corner between said 376.09 and 454.2 acre tracts, a reentrant corner of the herein described tract;

THENCE, along or near a fence, with the east line of said 376.09 acres, S41°50'38"E., 999.97 ft. to a 1/2" iron stake set for the east corner of said 376.09 acres and the herein described tract;

THENCE, with a south line of said 376.09 acres, S64°47'50"W., 449.71 ft. to a fence angle post found in the common line between said 376.09 acres and 4267.75 acres conveyed from Albert Bruce McQuown to Annandale Ranch Partnership, L.P. by a Special Warranty Deed executed the 23rd day of December, 2010, and recorded as Document No. 2011000413 in the Official Public Records of Uvalde County, Texas;

THENCE, along or near a fence, with the common line between said 376.09 and 4267.75 acre tracts, all points being found 5/8" iron stakes unless stated otherwise: S68°26'23"W., 295.95 ft.; S13°52'33"W., 415.49 ft.; S15°55'21"E., 583.90 ft. for an east corner of said 376.09 acres and the herein described tract, a reentrant corner of said 4267.75 acres; S52°16'43"W., 367.74 ft.; S73°11'33"W., 457.28 ft.; N74°12'11"W., 743.47 ft.; N51°40'08"W., 611.92 ft.; S82°01'00"W., 208.12 ft.; S51°53'27"W., 1494.34 ft.; S70°30'12"W., 531.12 ft. to a fence post found for a reentrant corner of said 376.09 acres and the herein described tract, a northwest corner of said 4267.75 acres; S03°52'48"E., 431.43 ft.; and S10°42'01"W., 728.90 ft. to a 5/8" iron stake found for the most southerly southeast corner of said 376.09 acres and the herein described tract, a northeast corner of 1260.00 acres conveyed as First Tract from Helen Carolyn Fitzgerald Chapman, et vir, et al, to Steve P.

Urso, et ux, by a Warranty Deed with Vendor's Lien executed the 28th day of December, 1998, and recorded in Volume 408 at Page 458 of the Official Public Records of Uvalde County, Texas;

THENCE, along or near a fence, with the common line between said 376.09 and 1260.00 acre tracts, S81°33'38"W., 1745.76 ft. to a ½" iron stake set for the southwest corner of said 376.09 acres and the herein described tract, the centerline of a 60 ft. wide road easement described in Tract II of said Volume 514, Page 254, the east corner of 373.77 acres conveyed as First Tract from Helen Carolyn Fitzgerald Chapman, et vir, et al, to Howard and Beverly Pouncy 1997 Trust by a General Warranty Deed executed the 12th day of February, 1999, and recorded in Volume 410 at Page 890 of the Official Public Records of Uvalde County, Texas;

THENCE, generally east of a fence, with the common line between said 376.09 and 373.77 acre tracts, the centerline of said road easement, all points being unmarked unless stated otherwise: N34°50'55"W., 838.73 ft.; N27°53'52"W., 175.06 ft.; N32°01'42"E., 82.61 ft.; N05°35'36"W., 117.03 ft.; N48°33'42"W., 66.57 ft.; N27°00'35"W., 245.17 ft.; N43°03'44"W., 59.28 ft.; N16°27'15"W., 211.33 ft.; and N39°13'50"W., at approximately 117 ft. passing a gate, then continuing west of a fence for a total distance of 231.94 ft. to a ½" iron stake set for the west corner of said 376.09 acres and the herein described tract, the south corner of a remaining portion of 640 acres conveyed from W.E. Fitzgerald to L.W. Florea by a Deed executed the 29th day of January, 1904, and recorded in Volume 29 at Page 250 of the Deed Records of Uvalde County, Texas;

THENCE, along and south of a fence, upon, over and across said 640 acres, with the northwest line of said 376.09 acres, N54°53'42"E., 1977.28 ft. to a set ½" iron stake; N47°53'12"E., at approximately 21 ft. crossing fence, then continuing north of and converging with fence, at a total distance of 1231.84 ft. to a ⅝" iron stake found for a reentrant corner of said 376.09 acres and the herein described tract; N07°36'22"W., 648.42 ft. to a ⅝" iron stake found for a northwest corner of said 376.09 acres and the herein described tract; and N41°20'49"E., 584.08 ft. to a concrete monument found for the south corner of Lot No. 17 of said The Ranch, Unit II;

THENCE, along or near a fence, with the common line between said 376.09 acres and Lot Nos. 17, 16 and 15 of said The Ranch, Unit II, N44°07'17"E., 1105.62 ft. to the PLACE OF BEGINNING.

I hereby certify that this field notes description and accompanying plat are accurate representations of the property contained therein as determined by a survey made on the ground under my direction and supervision, except no survey was made to reestablish Patent Survey lines or Corners; that all property corners are as stated. (Bearing basis = True north based on GPS observations)

Dates surveyed: March 20 through 28, 2014

Dated this 29th day of April, 2014



Mike A. Grogan
Registered Professional Land Surveyor No. 5296
Licensed State Land Surveyor
Firm No. 10160200

