

AN ORDINANCE 2014 - 06 - 05 - 0387

AUTHORIZING PAYMENT IN THE AMOUNT OF \$1,154,977.30 TO TEXAS HERITAGE TITLE COMPANY, AS ESCROW AGENT FOR TITLE ON A CONSERVATION EASEMENT, FOR LAND, DUE DILIGENCE AND CLOSING COSTS ON A 1,251-ACRE TRACT OF LAND KNOWN AS THE BARDEN RANCH LOCATED IN UVALDE COUNTY, TEXAS.

* * * * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City authorizes and directs the City Manager and her designee, severally: to accept on behalf of the City the aquifer-protection conservation easements described below:

A conservation easement substantially in the form attached as **Attachment I** on the Barden Ranch, the affected real estate being more particularly described in **Attachment II**.

SECTION 2. The City Manager and her designee, severally, are authorized and directed to consummate the transaction contemplated in the described easements. The City Manager and her designee, severally, should take all other actions necessary or convenient to effectuate the transaction, including agreeing to the form of and executing all necessary or convenient instruments and agreements.

SECTION 3. Payment in the amount of the \$1,154,977.30 in SAP Fund 40005000, Park Improvements, SAP Project Definition 40-00271, Edward's Aquifer Land Acquisitions, is authorized to be encumbered and made payable to **Texas Heritage Title Company**, for land, due diligence and closing costs on a 1,251-acre tract of land known as the Barden Ranch located in Uvalde County, Texas.

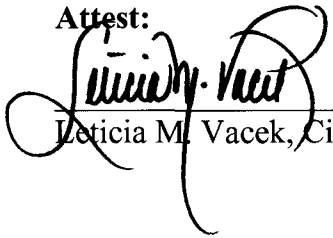
SECTION 4. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance, may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 5. This ordinance becomes effective 10 days after passage, unless it receives the eight votes requisite to immediate effectiveness under San Antonio Municipal Code § 1-15, in which case it becomes effective immediately.

PASSED AND APPROVED this 5th day of June, 2014.

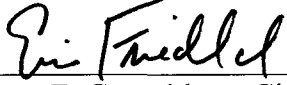

M A Y O R
Julián Castro

Attest:



Leticia M. Vacek, City Clerk

Approved As To Form:



for Robert F. Greenblum, City Attorney

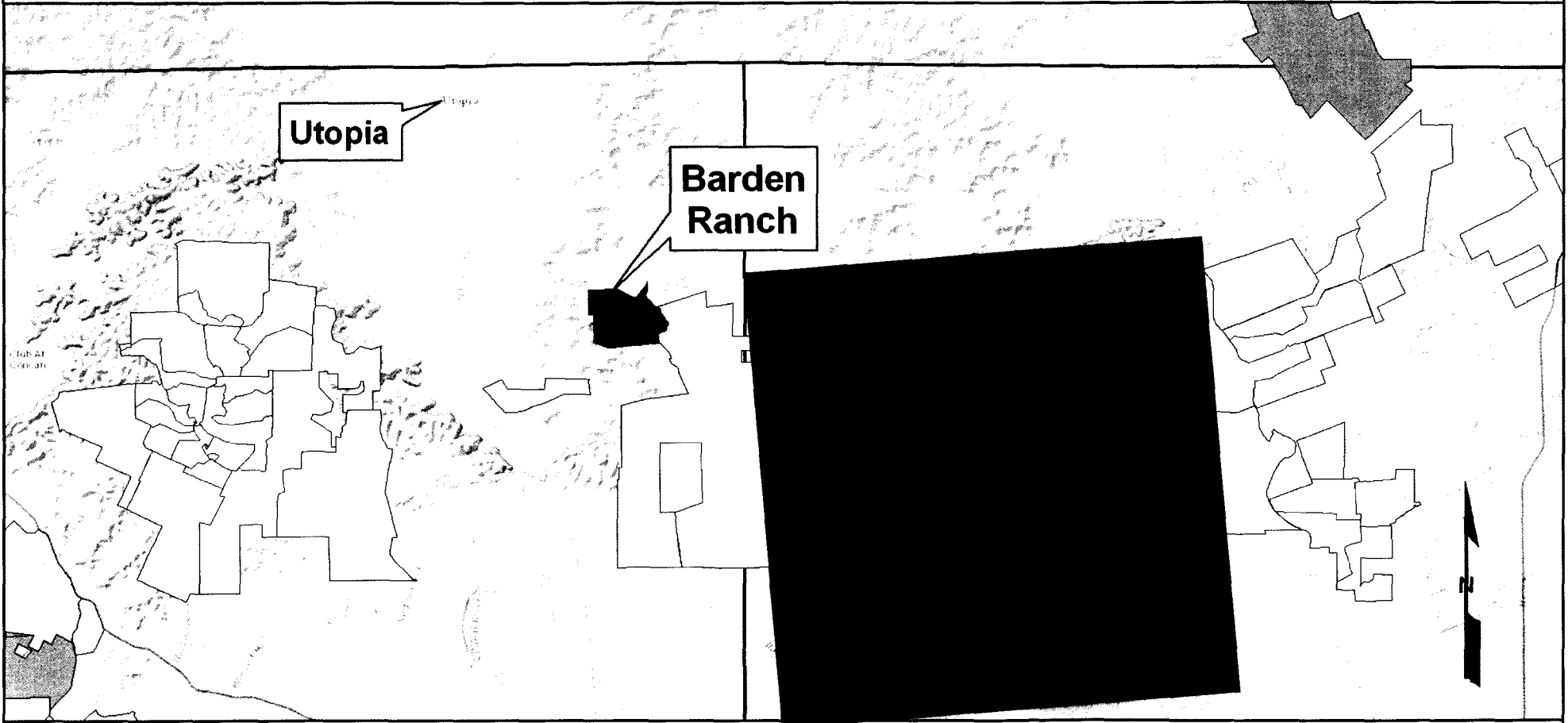
Agenda Item:	8 (in consent vote: 5, 8, 10, 11, 12, 13, 16A, 16B)						
Date:	06/05/2014						
Time:	09:25:51 AM						
Vote Type:	Motion to Approve						
Description:	An Ordinance authorizing an acquisition of a 1,251-acre tract of land known as the Barden Ranch located in Uvalde County, Texas for the Edwards Aquifer Protection Program in the amount of \$1,154,977.30 made payable to Texas Heritage Title Company, as escrow agent for title on a conservation easement, for land, due diligence and closing costs; and appropriating additional Proposition 1 Edwards Aquifer Protection Venue Project funds in the amount of \$3,000,000 for associated land acquisition, due diligence, and closing costs. [Peter Zanoni, Deputy City Manager; Mike Etienne, Officer, EastPoint & Real Estate Services Office]						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				
Ivy R. Taylor	District 2		x			x	
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7	x					
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				



City of San Antonio Edwards Aquifer Protection Program Barden Ranch



City of San Antonio

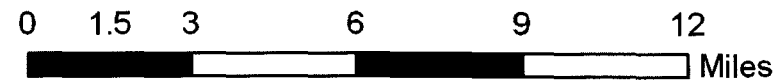


- Barden Ranch
- Texas Parks and Wildlife
- Prop 1
- The Nature Conservancy
- San Antonio Water System
- Federal Managed Land

- Edwards Aquifer Recharge Zone
- Edwards Aquifer Artesian Zone
- Edwards Aquifer Drainage Zone

THE CITY OF SAN ANTONIO MAKES NO WARRANTY, REPRESENTATION, OR GUARANTEE OF ANY KIND REGARDING THIS MAP OR INFORMATION PROVIDED HEREIN.

The City of San Antonio assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided.



**BARDEN RANCH
LEGAL DESCRIPTION**

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

TRACT I: BEING a 1251.052 acre tract of land lying and being situated 6.3 miles southeast of Utopia, in Uvalde County, Texas; and about 29.6 miles N 41 deg E of the City of Uvalde, the County Seat; and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TRACT II: BEING the non-exclusive, free and uninterrupted use, liberty and privilege of the passage in and along a certain passage or road upon, over and across all that certain 4.605 acres out of Survey No. 668, Abstract No. 1084, H. S. Donoho, original Grantee, and 0.417 acres out of Survey No. 1465, Abstract No. 514, E. Villareal, original Grantee, being a 50 foot wide Ingress-Egress (Road) Easement lying along the Southeast line of a certain 888.649 acres tracts of land, this day surveyed, being a portion of that certain 15.484 acre tract of land described as TRACT 2 in a deed to Michael E. Glasscock, III, et ux from Roland Walters, dated April 29, 1991, as recorded in Volume 308 on Page 164 of the Deed Records of Uvalde County, Texas; and being more particularly described in Exhibit "B" attached hereto and made a part hereof.

KOCH & KOCH LAND SURVEYORS, INC.
P.O. BOX 246 707 FM 1796 D'HANIS, TEXAS 78850
Office: 830-363-7331 Fax: 830-363-7441
E-Mail: kochkoch@swtexas.net

BARDEN INTERESTS, LTD. AND JAMES E. BARDEN, ET UX.
1251.052 ACRE TRACT

THE STATE OF TEXAS)
COUNTY OF UVALDE)

Field Notes of a perimeter/boundary survey of a 1251.052 acre tract
of land, made for Green Spaces Alliance of South Texas.

Said 1251.052 acre tract of land lying and being situated 6.3 miles
southeast of Utopia, in Uvalde County, Texas; about 29.6 miles
N 41° 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
342-1/2	C. G. Pillot	1870	0.052
667	G.C. & S.F. R.R. Co.	786	39.381
669	G.C. & S.F. R.R. Co.	783	43.865
670	H. S. Donoho (G.C. & S.F. R.R. Co.)	1232	49.660
671	G.C. & S.F. R.R. Co.	784	335.678
672	H. S. Donoho (G.C. & S.F. R.R. Co.)	1085	233.191
1035	John R. Baker	26	474.405
1465	Estevan Villareal	514	74.820
Total Acres			1251.052

Said 1251.052 acre tract being in most part of the same lands
referred to and described as a 1250.888 acre tract, designated as
"Tract I", as conveyed to James E. Barden, et ux., by Roland E.
Walters, by Warranty Deed with Vendor's Lien dated December 31, 1991,
and recorded in Vol. 312, Pages 675-694 of the Deed Records of said
County, and as conveyed to Barden Interests, Ltd. (1250.888 acres,
save & except 54.218 acres), by James E. Barden, et ux., by Special
Warranty Deed dated March 12, 2012, and recorded in Instrument No.
2013000440, of the Official Public Records of said County. Said
1251.052 acre tract being bounded on the south, from east to west, by
the Real Family Revocable Trust (Real Trust) 539.874 acre tract, as
recorded in Instrument No. 2012003634, of the Official Public Records
of said County, and the Roberta R. Rollings Property (north portion
and remainder of a 751.356 acre tract); as recorded in Vol. 429,
Pages 467-472, of the Official Public Records of said County; on the
west, from south to north, by the said Roberta R. Rollings Property,
and the Ronald E. Lee, Jr. "called" 4720 acres (4543.071 acres by new

EXHIBIT " A "

Cont. Page 2 of 7, James E. Barden, et ux. -- 1251.052 Acre Tract.

survey), as recorded in Vol. 206, Pages 769-772, of the Deed Records of said County; on the north by the Anthony B. Crosby, Jr., et ux. 888.649 acre tract, as recorded in Vol. 313, Pages 798-809, of the Deed Records of said County; and on the east by the Record Buck, Ltd. 7725.297 acre tract, as recorded in Vol. 509, Pages 84-102, of the Official Public Records of said County. Said 1251.052 acre tract fully encompassing a portion of the Little Seco Creek, along with numerous improvements, with no overlapping thereof, and being more fully described by metes and bounds, as follows:

BEGINNING at a 5/8" Steel Pin found at a 2-7/8" Steel Pipe 3-way fence corner post, in the west line of said Sur. No. 672, the lower east line of the N. 1/2 of Sur. No. 982, J. T. Walters; in the east side of said Lee "called" 4720 acres; at the W.S.W. corner of said Crosby 888.649 acre tract; for the N.W. corner of said Barden 1250.888 acre tract, ~~and the N.W. corner of this tract; said 5/8"~~ Steel Pin being distant 2762.69 ft. N 00° 04' 20" W (with fence, said Lee/Barden property line, and the west line of said Sur. No. 672) of the center of a 2-7/8" Steel Pipe 2-way fence corner post, found at the S.W. corner of said Sur. No. 672, the northeast re-entrant corner of the S. 1/2 of Sur. No. 982, Charles W. Kincaid;

THENCE leaving said survey line and the east side of said Lee "called" 4720 acres; and with fence (unless noted); with the south side of said Crosby 888.649 acre tract; along the north side of said Barden 1250.888 acre tract, and the north side of this tract, with 5/8" Steel Pins found at 6-1/2" Steel Pipe 2-way fence corner posts, at corners (unless noted), as follows:

N 88° 02' 41" E 2536.37 ft. to the center of a 4" Steel Pipe west gate post, for corner;
S 83° 21' 43" E, with said gate, 14.21 ft. to the center of a 4" Steel Pipe east gate post, for corner;
S 60° 04' 11" E, at 1389.23 ft. cross the east line of said Sur. No. 672, the west line of said Sur. No. 1465; at 2755.80 ft. pass the center of a 4" Steel Pipe 3-way fence corner post; total 2761.37 ft. to a 5/8" Steel Pin found at a 4" Steel Pipe west gate post, for corner;
S 00° 40' 27" W, unfenced, along the east side of existing fence, 247.86 ft. to a 5/8" Steel Pin found 1.0 ft. southeast of a 2-7/8" Steel Pipe 2-way fence corner post, for corner;
S 74° 49' 34" E, unfenced, crossing said Little Seco Creek, 185.62 ft. to a "60-D" Nail set in the north base of a 40" Live Oak Tree 3-way fence corner, on the east bank of said creek, for corner;
N 88° 30' 47" E 58.00 ft. to a "60-D" Nail set in the south base of a 24" Live Oak Tree 2-way fence corner, for corner;

EXHIBIT " A "

Cont. Page 3 of 7, James E. Barden, et ux. -- 1251.052 Acre Tract.

N 74° 58' 01" E 31.16 ft. to a 5/8" Steel Pin found at a 3-way cedar fence corner post, for corner;

N 00° 05' 35" W 42.52 ft. to a 5/8" Steel Pin found at a 3-way cedar fence corner post, for corner;

N 72° 35' 25" E, passing under electric transmission lines bearing S 25° 53' 21" W into this described tract, 78.35 ft.;

N 89° 18' 40" E 57.80 ft. to the center of a 6-1/2" Steel Pipe 2-way fence corner post, for corner;

N 69° 31' 32" E, unfenced, generally along the north side of existing fence, 364.75 ft.;

N 59° 28' 41" E 169.01 ft. to the center of a 6-1/2" Steel Pipe 2-way fence corner post, for corner;

N 48° 03' 10" E 242.60 ft.;

N 33° 10' 26" E 101.21 ft.;

N 14° 57' 54" E 273.29 ft.;

N 37° 03' 30" E 468.79 ft.;

N 36° 58' 15" E 204.02 ft.;

N 35° 34' 22" E 330.91 ft.;

N 40° 28' 35" E, unfenced, generally along the southeast side of existing fence; at 91.05 ft. pass a point on line 5.33 ft. southeast of the center of a 6-1/2" Steel Pipe east gate post; total 151.91 ft. to the center of a 6-1/2" Steel Pipe 2-way fence corner post, for corner;

N 47° 03' 18" E 371.08 ft. to the center of a 6-1/2" Steel Pipe 2-way fence corner post, at an angle point in the west R.O.W. line of a 15.484 acre 50 ft. wide roadway easement (Vol. 308, Pages 150-162 & Pages 164-176, and Vol. 310, Pages 662-672, Deed Records), at the S.W. corner and south terminal of a 4.605 acre 50 ft. wide non-exclusive easement ("Tract Two" -- Instrument No. 2013000440, Official Public Records -- access to this described tract from County Road No. 354 -- north portion of said 15.484 acre roadway easement), same being the N.W. corner and north terminal of a 10.879 acre 50 ft. wide roadway easement (Exhibit "B" - 5 -- Instrument No. 2013000440, Official Public Records -- south portion of said 15.484 acre roadway easement), lying mostly within and along the entire east side of this described tract; for corner; and

THENCE S 78° 11' 09" E, unfenced, crossing the existing entrance road to this described tract and said 15.484 acre roadway easement; with the south terminal of said 4.605 acre easement, the north terminal of said 10.879 acre roadway easement, 50.93 ft. to the center of a 6-1/2" Steel Pipe 2-way fence corner post, at an angle point in the east R.O.W. line of said 15.484 acre roadway easement; at the S.E. corner of said 4.605 acre easement, the N.E. corner of said 10.879 acre easement; in the west side of said Record Buck 7725.297 acre tract; for a S.E. corner of said Crosby 888.649 acre

EXHIBIT "A"

tract, the N.N.E. corner of said Barden 1250.888 acre tract, and the N.N.E. corner of this tract;

THENCE with fence (unless noted); with the east R.O.W. line of said 10.879 acre 50 ft. wide roadway easement and said 15.484 acre roadway easement (until noted); along the west side of said Record Buck 7725.297 acre tract, the east side of said Barden 1250.888 acre tract, and the east side of this tract, with the center of 6-1/2" Steel Pipe 2-way fence corner posts, found at corners (unless noted), as follows:

S 11° 41' 14" W 445.59 ft.;

S 07° 29' 46" E 433.93 ft.;

S 06° 08' 05" W 126.31 ft.;

S 15° 24' 24" W 246.54 ft.;

S 38° 50' 21" W 305.08 ft. to a 5/8" Steel Pin found at a 6-1/2" Steel Pipe 2-way fence corner post, for corner;

S 04° 53' 17" W 89.24 ft.;

S 25° 20' 24" E 171.09 ft.;

S 35° 36' 01" E, at 671.64 ft. cross the south line of said Sur. No. 1465, the upper north line of said Sur. No. 1035; at 716.54 ft. cross the upper east line of said Sur. No. 1035, the upper west line of said Sur. No. 667; total 848.92 ft.;

S 43° 26' 45" E 198.27 ft.;

S 56° 07' 20" E 122.26 ft.;

S 65° 36' 58" E 303.17 ft.;

S 74° 02' 11" E 214.04 ft.;

S 60° 52' 34" E 202.27 ft. to a 5/8" Steel Pin found at a 6-1/2" Steel Pipe 4-way fence corner post, for corner;

S 69° 32' 00" E 236.12 ft.;

S 51° 06' 36" E 117.66 ft.;

S 28° 22' 28" E 161.12 ft.;

S 10° 33' 26" E 274.72 ft.;

S 24° 19' 10" E 426.59 ft.;

S 37° 05' 21" E 448.12 ft.;

S 30° 19' 01" E, at 279.06 ft. cross the middle south line of said Sur. No. 667, a middle north line of said Sur. No. 1035 (from which a 5/8" Steel Pin set in a rock mound, found at the middle S.W. corner of said Sur. No. 667, a northeast re-entrant corner of said Sur. No. 1035, bears WEST 1299.04 ft. [whence a 34" Live Oak Tree, marked "a", bears S 26° 15' W 137.5 ft.]); total 301.00 ft.;

S 39° 37' 58" E, passing under electric transmission lines bearing S 51° 47' 18" W into this described tract (20' wide Utility Easement and Covenant of Access -- Vol. 328, Pages 295-296, Official Public Records), 491.81 ft.;

S 26° 53' 19" E 238.95 ft. to a 6-1/2" Steel Pipe 2-way

north gate post, for corner;

S 16° 08' 33" W 77.43 ft.;

S 44° 37' 09" W 202.61 ft.;

S 21° 23' 39" W 223.82 ft.;

S 13° 17' 35" W 180.86 ft.;

S 30° 08' 26" W 157.77 ft.;

S 40° 15' 59" W 220.75 ft.;

S 84° 36' 15" W 138.85 ft. to the center of a 2-7/8" Steel

Pipe 3-way fence corner post, for corner;

S 87° 31' 29" W, unfenced, diverging northerly from existing fence, 87.87 ft. to a 5/8" Steel Pin found 7.9 ft. north of a 2-7/8" Steel Pipe 2-way fence corner post, for corner;

S 63° 09' 58" W, unfenced, along and north of said fence, 645.32 ft. to a 5/8" Steel Pin found for corner;

S 26° 37' 33" W, unfenced, passing and re-passing through said-existing fence, 2.5-ft. east of a 2-7/8" Steel Pipe 2-way fence corner post, 85.04 ft. to a 5/8" Steel Pin set for corner;

S 68° 16' 04" E, unfenced, now leaving the east R.O.W. lines of said 10.879 acre 50 ft. wide non-exclusive easement and said 15.484 acre roadway easement, 24.80 ft. to the center of a 14" creosoted fence post, found on the west side of a 2-7/8" Steel Pipe 2-way fence corner post, for corner;

S 15° 12' 43" E, again with fence, 648.46 ft. to a 5/8" Steel Pin set in high fence, for corner; and

THENCE S 15° 07' 37" E 390.75 ft. to a 5/8" Steel Pin found 1.9 ft. west of said high fence, in the west side of said Record Buck 7725.297 acre tract; at the N.N.E. corner of said Real Trust 539.874 acre tract; for the S.S.E. corner of said Barden 1250.888 acre tract, and the S.S.E. corner of this tract; from which a 1" Steel Pipe found in a small rock mound, at the N.E. corner of said Sur. No. 669, a southwest re-entrant corner of said Sur. No. 1035, bears N 64° 30' 33" W 679.77 ft. (whence a 30" Live Oak Tree bears SOUTH 230.56 ft. [original bearing tree]);

THENCE leaving the west side of said Record Buck 7725.297 acre tract; and with the north sides of said Real Trust 539.874 acre tract and said Rollings Property, respectively; along the south side of said Barden 1250.888 acre tract, and the south side of this tract, as follows:

S 85° 30' 57" W, unfenced, 90.08 ft. to a 5/8" Steel Pin found at the S.E. corner and south terminal of said 10.879 acre easement and said 15.484 acre roadway easement, for corner;

S 85° 32' 11" W, unfenced, with the south terminal of said easements, re-crossing said existing road, and passing under electric

Cont. Page 6 of 7, James E. Barden, et ux. -- 1251.052 Acre Tract.

transmission lines bearing N 32° 16' 47" W into this described tract, 50.13 ft. to a 5/8" Steel Pin found 2.0 ft. east of an old livestock chute, at the S.W. corner of said easements, for corner;

S 85° 38' 05" W, unfenced, 71.56 ft. to a 5/8" Steel Pin found at a 2-3/8" Steel Pipe 3-way fence corner post, for corner;
S 85° 34' 46" W, now and continuing with fence, re-crossing said Little Seco Creek, at 399.92 ft. cross a middle west line of said Sur. No. 1035, the east line of said Sur. No. 669; total 2588.67 ft. to a 5/8" Steel Pin found in fence, at the N.W. corner of said Real Trust 539.874 acre tract, the E.N.E. corner of said Rollings Property, for corner;

S 85° 28' 38" W, at 1716.47 ft. cross the west line of said Sur. No. 669, the east line of said Sur. No. 670; total 1906.69 ft. to a 5/8" Steel Pin set at a cedar fence corner post, for corner;

S 85° 04' 34" W 1661.83 ft. to a 5/8" Steel Pin set at a cedar fence corner post, for corner;

N 69° 43' 12" W 1369.23 ft. to a 5/8" Steel Pin set at a cedar fence post on the west side of a mountain drain, for corner;
and

THENCE N 70° 36' 18" W 447.28 ft. to a 5/8" Steel Pin set at a 2-way cedar fence corner post, at a northeast re-entrant corner of said Rollings Property; for the middle S.W. corner of said Barden 1250.888 acre tract, and the middle S.W. corner of this tract;

THENCE with fence; with the upper east side of said Rollings Property and the east side of said Lee "called" 4720 acres, respectively; along the west side of said Barden 1250.888 acre tract, and the west side of this tract, as follows:

N 01° 20' 17" E, at 178.39 ft. cross the north line of said Sur. No. 670, the upper south line of said Sur. No. 342-1/2; total 617.16 ft. to the center of an old 8" cedar 3-way fence corner post, found at the N.E. corner of said Sur. No. 342-1/2, the S.E. corner of the S. 1/2 of said Sur. No. 982, same being the N.N.E. corner of said Rollings Property, the E.S.E. corner of said Lee "called" 4720 acres, for corner;

N 00° 37' 25" W, with the west line of said Sur. No. 671, the lower east line of the S. 1/2 of said Sur. No. 982 (until noted), 2000.76 ft. to the center of a 4" cedar fence post, found on top of a mountain ridge (Flag Mountain), 7.2' northwest of the N.W. corner of a cabin, for corner;

N 00° 59' 44" W 1496.93 ft. to the center of a 2-7/8" Steel Pipe 2-way fence corner post, in the south line of said Sur. No. 672, at the N.W. corner of said Sur. No. 671, the E.N.E. corner of the S. 1/2 of said Sur. No. 982, same being the E.N.E. corner of

EXHIBIT " A "

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said Lee "called" 4720 acres, for corner;

S 89° 57' 34" W, with the south line of said Sur. No. 672, the lower north line of the S. 1/2 of said Sur. No. 982, 616.59 ft. to the center of a 2-7/8" Steel Pipe 2-way fence corner post, at the S.W. corner of said Sur. No. 672, the northeast re-entrant corner of the S. 1/2 of said Sur. No. 982, for corner; and

THENCE N 00° 04' 20" W, along the west line of said Sur. No. 672; with the upper east line of the S. 1/2 of said Sur. No. 982 and the lower east line of the N. 1/2 of said Sur. No. 982, respectively, 2762.69 ft. to the place of BEGINNING:

NOTE: This described 1251.052 acre tract is subject to a 10.879 acre 50 ft. wide roadway easement and a 15.484 acre 50 ft. wide roadway easement (coinciding easements), lying mostly within and along its entire east side, as mentioned and referenced herein.

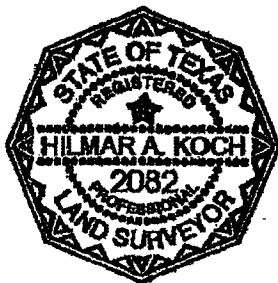
NOTE: Bearings noted herein are true geodetic bearings based on Global Navigation Satellite System (GNSS) observations (WGS '84 Datum).

Surveyed: October 17 - 18, 2013.

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 "

FIFTY (50) FOOT NON-EXCLUSIVE EASEMENT

The non-exclusive, free and uninterrupted use, liberty and privilege of the passage in and along a certain passage or road upon, over and across all that certain 4.605 acres of land situated about 29 miles N 43 deg 30' E of Uvalde, in Uvalde County, Texas, being 4.188 acres out of Survey NO. 668, Abstract No. 1084, H. S. Donoho, original Grantee, and 0.417 acres out of Survey No. 1465, Abstract No. 514, E. Villareal, original Grantee, being a 50-foot-wide Ingress-Egress (Road) Easement lying along the Southeast line of a certain 888.649 acre tract of land, this day surveyed, being a portion of that certain 15.484 acre tract of land described as Tract 2 in a deed to Michael E. Glasscock, III, et ux from Roland Walters, dated April 29, 1991, as recorded in Volume 308 on Page 164 of the Deed Records of Uvalde County, Texas, and being more particularly described by metes and bounds as follows:

EXHIBIT " B "

BEGINNING:

At a 12" diameter cedar corner post found on the South line of Seco Valley Road for the Northeast corner of said 15.484 acre tract of land, the lower Northeast corner of said 888.649 acre tract of land and the Northeast corner of this survey from which the point-of-intersection of the South line of said Seco Valley Road and the recognized East line of said Survey No. 668 bears S 88-33-51 E 260.71 feet and S 79-43-16 E 152.25 feet;

THENCE:

Along fence, the East and Southeast line of an existing gravel road, the East and Southeast line of said 15.484 acre tract of land, and the East and Southeast line of said 888.649 acre tract of land, the following courses:

S 16-58-48 E 83.33 feet to a 4" diameter pipe post for an angle point;

S 03-34-09 E 76.35 feet to a 4" diameter pipe post for an angle point;

S 20-01-05 W 102.96 feet to a 4" diameter pipe post for an angle point;

S 54-23-08 W 616.92 feet to a 4" diameter pipe post for an angle point;

S 62-24-18 W 215.56 feet to a 4" diameter pipe post for an angle point;

S 80-26-24 W 219.82 feet to a 4" diameter pipe post for an angle point;

S 61-47-35 W 152.11 feet to a 4" diameter pipe post for an angle point;

S 56-32-24 W 312.43 feet to a 4" diameter pipe post for an angle point;

S 68-49-01 W 260.19 feet to a 4" diameter pipe post for an angle point;

S 41-54-47 W 129.28 feet to a 4" diameter pipe post for an angle point;

S 34-56-03 W 218.18 feet to a 4" diameter pipe post for an angle point;

EXHIBIT " B "

S 26-07-15 W 419.18 feet to a 4" diameter pipe post for an angle point;

S 32-16-57 W 144.69 feet to a 4" diameter pipe post for an angle point;

S 38-47-53 W 456.99 feet to a 4" diameter pipe post for an angle point;

S 42-04-31 W 604.69 feet to a 4" diameter pipe post for an angle point in the East line of said 15.484 acre tract of land, the ~~upper~~ ~~Southeast~~ corner of said 888.649 acre tract of land, and the Southeast corner of this survey;

THENCE: Across said existing gravel road and across said 15.484 acre tract of land, N 78-07-33 W 50.00 feet to a 5/8" iron pin set on the Northwest line of said 15.484 acre tract of land for an angle point of said 888.649 acre tract of land and the Southwest corner of this survey;

THENCE: Along the Northwest and West line of said existing gravel road, the Northwest and West line of said 15.484 acre tract of land, the following courses:

N 11-39-33 E 13.41 feet to a 5/8" iron pin set for angle point;

N 42-04-31 E 616.85 feet to a 5/8" iron pin set for angle point;

N 38-47-53 E 452.71 feet to a 5/8" iron pin set for angle point;

N 32-16-57 E 139.15 feet to a 5/8" iron pin set for angle point;

N 26-07-15 E 420.34 feet to a 5/8" iron pin set for angle point;

N 34-56-03 E 225.08 feet to a 5/8" iron pin set for angle point;

N 41-54-47 E 144.29 feet to a 5/8" iron pin set for angle point;

EXHIBIT " B "

N 68-49-01 E 266.77 feet to a 5/8" iron pin set for angle point;

N 56-32-24 E 309.35 feet to a 5/8" iron pin set for angle point;

N 61-47-35 E 162.61 feet to a 5/8" iron pin set for angle point;

N 80-26-24 E 220.09 feet to a 5/8" iron pin set for angle point;

N 62-24-18 E 204.12 feet to a 5/8" iron pin set for angle point;

N 54-23-08 E 597.95 feet to a 5/8" iron pin set for angle point;

N 20-01-05 E 77.06 feet to a 5/8" iron pin set for angle point;

N 03-34-09 W 59.62 feet to a 5/8" iron pin set for angle point; and

N 18-51-46 W 96.77 feet to a 5/8" iron pin set in fence on the South line of said Seco Valley Road and the North line of said 888.649 acre tract of land for the Northwest corner of said 15.484 acre tract of land and the Northwest corner of this survey;

THENCE: Along fence, the South line of said Seco Valley Road, and the North line of said 888.649 acre tract of land, S 78-51-15 E 3.88 feet to a 6" diameter cedar post in concrete for an angle point;

THENCE: Leaving fence, along the South line of said Seco Valley Road, and along the North line of said 888.649 acre tract of land, S 88-07-36 E 52.68 feet to the POINT OF BEGINNING.

EXHIBIT " B "