

Hutzler Ranch Legal Description

Said 1847.643 acre tract of land lying and being situated on and east of Ranch Road Hwy. No. 187, 7.7 miles southeast of Utopia, in Uvalde County, Texas; about 27.5 miles N 43° E of the City of Uvalde, the County Seat; and containing acreages in the various original Surveys, as follows:

<u>Sur. No.</u>	<u>Original Grantee</u>	<u>Abst No.</u>	<u>Acres</u>
341	Beaty, Seale & Forwood	647	607.660
N.E 1/4 342	J. D. Crane (B. S. & F.)	1405	1.931
S. 1/2 342	J. D. Crane (B. S. & F.)	1404	6.777
342-1/4	Mrs. H. S. Donoho	1871	35.898
342-1/2	C. G. Pillot	1870	0.143
342-3/4	Nona A. Lindsey (Whitt Parham)	1894	32.633
512	H. S. Donoho	1169	136.562
565	G.B. & C.N.G. R.R. Co.	792	52.558
673	G.C. & S.F. R.R. Co.	781	321.437
W. 1/2 674	W. E. C. Kelley (G.C. & S.F. R.R. Co.)	1525	140.207
W. 3/4 678	W. E. C. Kelley (G.C. & S.F. R.R. Co.)	1524	80.804
930	John Rockwell	406	251.705
931	Lusgarda Grande	202	1.826
1006	W. E. C. Kelley (H.E. & W.T. R.R. Co.)	1522	28.699
1049	T. M. R.R. Co.	1347	63.318
1050	W. E. C. Kelley (T. M. R.R. Co.)	1523	77.690
<u>Unpatented State Land</u>		-----	<u>7.795</u>
Total Acres.....			1847.643

Said 1847.643 acre tract being more fully described by metes and bounds, as follows:

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

MATTHEW R. HUTZLER, ET UX. AND HUTZLER PROPERTIES, LTD.
1847.643 ACRE TRACT

THE STATE OF TEXAS)
COUNTY OF UVALDE)

Field Notes of a perimeter/boundary survey of an 1847.643 acre tract
of land, made for Green Spaces Alliance of South Texas.

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of Ranch Road Hwy. No. 187, 7.7 miles southeast of Utopia, in Uvalde
County, Texas; about 27.5 miles N 43° E of the City of Uvalde, the
County Seat; and containing acreages in the various original Surveys,
as follows:

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S. 1/2 342	J. D. Crane (B. S. & F.)	1404	6.777
342-1/4	Mrs. H. S. Donoho	1871	35.898
342-1/2	C. G. Pillot	1870	0.143
342-3/4	Nona A. Lindsey (Whitt Parham)	1894	32.633
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Unpatented State Land		----	7.795
Total Acres			1847.643

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Said 1847.643 acre tract being all of a 291.902 acre tract, as conveyed to Matthew Hutzler, et ux., by Rancho Loma Linda, Ltd., by Warranty Deed dated November 13, 2007, and recorded in Instrument No. 2007004327, of the Official Public Records of said County, and in most part the same lands as listed and conveyed to Hutzler Properties, Ltd., by Matthew Hutzler, et ux., by Special Warranty Deed dated October 19, 2006, and recorded in Instrument No. 2006004213, of the Official Public Records of said County; being the various acreage tracts described in the following deeds, all of the Official Public Records of said County: 1.) all of a 32.00 acre tract -- Vol. 354, Pages 709-711; 2.) all of a 33 acre tract -- Vol. 362, Pages 591-593; 3.) the remainder of a 964.60 acre tract -- Vol. 374, Pages 311-313; 4.) all of a 325.000 acre tract -- Vol. 405, Pages 892-897; 5.) all of a 7.061 acre tract -- Vol. 439, Pages 248-252; and 6.) all of a 233.907 acre tract -- Vol. 459, Pages 585-589. Said 1847.643 acre tract being bounded on the southwest by the northeast R.O.W. line of said Ranch Road Hwy. No. 187; on the lower north by the Robert L. Clodfelter 645.21 acre tract, designated as "Exhibit C", as recorded in Instrument No. 2008002830, of the Official Public Records of said County; on the upper west, from south to north, by the said Robert L. Clodfelter 645.21 acre tract, and the Ronald E. Lee, Jr. 4720 acres, as recorded in Vol. 206, Pages 769-772, of the Deed Records of said County; on the upper north and upper east, from west to east, by 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, and 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; on the upper south and lower 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; and on the lower south by the M & A Enterprises, Ltd. 651.324 acre tract, as recorded in Instrument No. 2010003699, of the Official Public Records of said County. Said 1847.643 acre tract being more fully described by metes and bounds, as follows:

BEGINNING (in said Sur. No. 931) at a 5/8" Steel Pin set in an east/west fence (3.52 ft. S 85° 21' 59" E of a "60-D" Nail found in a 3-way fence corner post); in the northeast R.O.W. line of said Ranch Road Hwy. No. 187; at the west terminal of a Boundary Agreement, as recorded in Vol. 221, Pages 378-384, of the Deed Records of said County; for the S.W. corner of said Clodfelter 645.21 acre tract, the W.N.W. corner of said Hutzler Property, and the W.N.W. corner of this tract; said 5/8" Steel Pin being distant 1632.75 ft. N 87° 37' 19" W of the S.E. corner of said Sur. No. 931, the S.W. corner of said Sur. No. 565, in the north line of said Sur. No. 930; with said 5/8" Steel

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Pin also being distant 4094.32 ft. N 89° 03' 07" W of an old rock mound found on top of a rock bluff, at the N.N.E. corner of said Sur. No. 930, the N.W. corner of State Land, in the south line of said Sur. No. 565;

THENCE leaving the northeast R.O.W. line of said Ranch Road Hwy. No. 187; and with fence (unless noted), with the south side of said Clodfelter 645.21 acre tract; along the lower north side of said Hutzler Property, and the lower north side of this tract, with the line of said Boundary Agreement, as follows:

S 87° 56' 02" E 1275.46 ft. to the center of a 3" Steel Pipe 2-way fence corner post, for corner;
N 75° 11' 09" E, at 368.98 ft. cross the east line of said Sur. No. 931, the west line of said Sur. No. 565; total 1124.39 ft. to the center of a 3" Steel Pipe 2-way fence corner post, for corner;
N 63° 34' 09" E 1132.15 ft. to a "60-D" Nail set in the base of a 36" Live Oak Tree 2-way fence corner;
N 74° 42' 15" E 1236.35 ft. to a "60-D" Nail set in the base of a 22" Cedar Tree 2-way fence corner;
N 77° 25' 17" E 104.56 ft. to the center of an 8" cedar 3-way south gap post, in concrete, for corner;
N 76° 35' 27" E, unfenced, diverging slightly northerly from existing fence, and entering Cherry Creek, 108.64 ft. to an 18" Live Oak Tree found in said Creek, for corner;
N 81° 58' 49" E, unfenced, leaving said Creek, 69.85 ft. to a 5/8" Steel Pin set in line with fences, on its east bank, for corner;
N 67° 03' 59" E, unfenced, passing through said existing fence at a point 2.3 ft. south of the center of a 2-7/8" Steel Pipe 2-way fence corner post; at 19.62 ft. pass the center of a cedar fence post on said east bank; and thence again and continuing with said fence; at 52.72 ft. cross the east line of said Sur. No. 565, the west line of said Sur. No. 341 (at a point 963.15 ft. S 01° 15' 15" E [with said survey line] of an old rock mound found at the N.W. corner of said Sur. No. 341; and at a point 1222.64 ft. N 01° 15' 15" W [with said survey line] of a large rock mound found on the northwest slope of a mountain, at the S.E. corner of said Sur. No. 565, the N.E. corner of said State Land); total 2446.11 ft. to a 5/8" Steel Pin set at a 2-way cedar fence corner post, for corner;
N 83° 59' 56" E 81.44 ft. to a 5/8" Steel Pin set at a 3-way cedar fence corner post, for corner;
N 89° 48' 40" E 2529.98 ft. to a 5/8" Steel Pin set at a 2-way cedar fence corner post, for corner;
N 86° 29' 32" E 230.98 ft. to a 5/8" Steel Pin set at a 2-way cedar fence corner post, for corner; and

THENCE N 82° 10' 55" E 401.54 ft. to a 5/8" Steel Pin set at an old 3-way cedar fence corner post, at the east terminal of said Boundary Agreement; at the S.E. corner of said Clodfelter 645.21 acre tract; for a northwest re-entrant corner of said Hutzler Property, and a northwest re-entrant corner of this tract; said 5/8" Steel Pin being distant 3.44 ft. S 79° 55' 19" W of the N.E. corner of said Sur. No. 341, S.E. corner of the S. 1/2 of said Sur. No. 342, in the west line of said Sur. No. 342-3/4;

THENCE with fence; with the east sides of said Clodfelter 645.21 acre tract and said Lee 4720 acres, respectively; along the upper west side of said Hutzler Property, and the upper west side of this tract, as follows:

N 06° 43' 13" W, at 0.57 ft. cross the north line of said Sur. No. 341, the south line of the S. 1/2 of said Sur. No. 342; total 67.71 ft. to the center of a 10" cedar fence post found in concrete, for corner;

N 06° 48' 47" W 732.24 ft. to the center of a 2-3/8" Steel Pipe 3-way high-fence post, for corner;

N 06° 35' 50" W 726.80 ft. to a 5/8" Steel Pin set at an old 3-way cedar fence corner post, for corner;

N 10° 41' 01" E 278.63 ft. to a 5/8" Steel Pin found at a 3-way cedar fence corner post, for corner;

N 03° 06' 29" W, at 775.86 ft. cross the north line of the S. 1/2 of said Sur. No. 342, the south line of the N.E. 1/4 of said Sur. No. 342; total 1096.31 ft. to a 5/8" Steel Pin found at a 2-way cedar fence corner post, for corner;

N 31° 15' 43" E 353.89 ft. to a 5/8" Steel Pin found at a 3-way cedar fence corner post; in the east line of the N.E. 1/4 of said Sur. No. 342, the lower west line of said Sur. No. 342-1/2, for corner; and

THENCE N 00° 33' 21" E, with said survey line, 89.69 ft. to a 5/8" Steel Pin found at a cedar fence post, in a north/south fence, on the side of a hill; in the east side of said Lee 4720 acres, at the W.S.W. corner of said Rollings Property; for the N.N.W. corner of said Hutzler Property, and the N.N.W. corner of this tract;

THENCE leaving fence, said survey line, and the east side of said Lee 4720 acres; and with the south and lower west sides of said Rollings Property and the lower west side of said Real Trust 539.874 acre tract, respectively; along the upper north and upper east sides of said Hutzler Property, and the upper north and upper east sides of this tract, as follows:

S 50° 09' 16" E, unfenced; at 158.29 ft. cross the lower south line of said Sur. No. 342-1/2, the north line of said Sur. No. 342-1/4; at 686.67 ft. cross the east line of said Sur. No. 342-1/4, the west line of said Sur. No. 1049; passing and re-passing through existing fence; at 1750.34 ft. cross the east line of said Sur. No. 1049, the west line of said Sur. No. 673; total 1808.85 ft. to a 5/8" Steel Pin found at a 2-3/8" Steel Pipe 2-way fence corner post, in fence, for corner;

S 89° 39' 26" E, unfenced, south of and along existing fence, and thence passing through said fence, 205.06 ft. to a 5/8" Steel Pin found north of fence, for corner;

S 69° 48' 46" E, unfenced, passing and re-passing through said existing fence, 178.51 ft. to a 5/8" Steel Pin found 9.8 ft. north of said fence, for corner;

S 57° 13' 40" E, unfenced, north of and along said existing fence, 270.28 ft. to a 5/8" Steel Pin found 2.5 ft. north of a 2-3/8" Steel Pipe fence corner, for corner;

S 88° 41' 59" E, unfenced, along and re-passing through said existing fence, 1005.83 ft. to the center of a 2-3/8" Steel Pipe 2-way fence corner post, for corner;

N 43° 46' 48" E, with fence, 524.37 ft. to the center of a 2-3/8" Steel Pipe 2-way fence corner post, for corner;

N 00° 28' 48" E, unfenced, west of and along said fence, 260.63 ft. to the center of a 2-3/8" Steel Pipe 2-way fence corner post, for corner;

N 74° 08' 21" E, with fence, at 1779.69 ft. cross the east line of said Sur. No. 673, the west line of said Sur. No. 512; total 1779.77 ft. to a 5/8" Steel Pin set in an east/west fence, in line with north/south fences, 1.6 ft. northeast of a 2-7/8" Steel Pipe 2-way high-fence corner post, for corner;

S 22° 39' 24" E, with low fence, 584.33 ft. to the center of a cedar north gate post, for corner;

S 09° 51' 00" E, with said gate, 11.83 ft. to the center of a cedar south gate post, for corner;

S 24° 58' 11" E, with low fence, 818.68 ft. to the center of a 2-way cedar fence post, for corner;

S 30° 32' 11" E, with low fence, 16.67 ft. to the center of a 2-way cedar fence post, for corner;

N 80° 04' 19" E, unfenced, 558.49 ft. to a 5/8" Steel Pin found against a rock bluff, near the top of a mountain, for corner;

S 26° 24' 45" E, unfenced, 249.14 ft. to a 5/8" Steel Pin found for corner;

S 80° 25' 57" W, unfenced, 51.38 ft. to the center of a 12" Mountain Laurel tree 2-way fence corner, for corner;

S 51° 40' 27" E, with fence, 25.16 ft. to the center of a 14" Live Oak tree 2-way fence corner, for corner;

S 29° 07' 25" E, with fence, 75.43 ft. to the center of an 8" Live Oak tree 2-way fence corner, for corner;

S 56° 03' 24" E, with fence, 433.65 ft. to the center of a 15" Live Oak tree 2-way fence corner, for corner;

S 26° 26' 28" E, with fence, 12.00 ft. to the center of a cedar south gap post, for corner;

S 26° 29' 11" E, with low fence, 307.76 ft. to the center of a 16" Cedar tree 2-way fence corner, for corner;

S 30° 20' 38" E, with low fence, 34.23 ft. to the center of a 14" Spanish Oak tree 2-way fence corner, for corner;

S 59° 15' 29" E, with low fence, 78.40 ft. to the center of an 18" Blue Oak tree 2-way fence corner, for corner;

S 68° 58' 28" E, with low fence, 56.72 ft. to the center of a 14" Blue Oak Tree 2-way fence corner, for corner;

S 21° 51' 43" E, with low fence, 31.48 ft. to the center of a dead 12" Cedar Tree 2-way fence corner, for corner;

S 40° 35' 28" E, with low fence, 19.38 ft. to the center of a 22" Cedar Tree 2-way fence corner, for corner;

S 41° 41' 55" E, with low fence, 51.88 ft. to the center of a multi-trunked Cedar tree 2-way fence corner, for corner;

S 58° 52' 11" E, with low fence, 46.25 ft. to the center of a double-trunked 12" Cedar Tree 2-way fence corner, for corner;

S 70° 32' 04" E, with low fence, 125.10 ft. to the center of a 16" Cedar Tree 2-way fence corner, for corner;

S 66° 16' 24" E, in part with fence, 165.03 ft. to a 5/8" Steel Pin set 6.0 ft. northeast of existing fence, at the S.S.E. corner of said Rollings Property, a northwest re-entrant corner of said Hutzler Property, for corner;

N 16° 51' 41" W, unfenced, with the east side of said Rollings Property, 79.96 ft. to a 5/8" Steel Pin set in a rock mound, in said Rollings property line, at the upper S.W. corner of said Real Trust 539.874 acre tract, for corner;

N 87° 05' 37" E, unfenced, leaving the east side of said Rollings Property, 338.28 ft. to a rock mound set/built on the northwest slope of a mountain, 4.5 ft. N 49° 35' E of an 18" Live Oak tree, for corner;

S 36° 06' 18" E, unfenced, 304.92 ft. to a 5/8" Steel Pin found for corner;

S 07° 26' 13" W, unfenced, 283.39 ft. to a "60-D" Nail found in the base of a dead 7" Live Oak Tree fence corner, for corner;

S 11° 14' 53" W, unfenced, along and east of existing fence, 356.34 ft. to 5/8" Steel Pin found at a cedar fence corner post, for corner;

S 31° 53' 53" W, with fence, 109.29 ft. to a 5/8" Steel Pin found at a 2-way north gate post, for corner; and

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THENCE S 04° 03' 12" E, with fence, 280.15 ft. to the center of a 3" Steel Pipe 3-way fence corner post, in the north side of said Record Buck 7725.297 acre tract; at the S.S.W. corner of said Real Trust 539.874 acre tract; for the E.S.E. corner of said Hutzler Property, and the E.S.E. corner of this tract;

THENCE with fence and north and west sides of said Record Buck 7725.297 acre tract; along the upper south and lower east sides of said Hutzler Property, and the upper south and lower east sides of this tract, as follows:

S 82° 37' 11" W 288.34 ft. to the center of a 2-7/8" Steel Pipe 2-way fence corner post, for corner;

S 76° 14' 14" W, at 2388.22 ft. re-cross the west line of said Sur. No. 512, the east line of said Sur. No. 673; total 2535.23 ft. to the center of a 2-7/8" Steel Pipe "H-brace" post, for corner;

S 76° 06' 19" W 1196.11 ft. to a "60-D" Nail set in the base of a 14" Cedar tree fence corner, for corner;

S 21° 49' 29" W 56.32 ft. to a 5/8" Steel Pin set at an old 3-way fence corner post, for corner; from which the N.E. corner of the W. 1/2 of said Sur. No. 674, same being the N.W. corner of the E. 1/2 of Sur. No. 674, H. S. Donoho, bears S 78° 59' E 14.3 ft. (whence a large multi-trunked Cedar tree [one trunk being 9" in diameter marked "X"], bears S 65° 30' E 92.8 ft.; and an "x" cut in top of a rock ledge, bears S 30° 45' W 54.0 ft.);

S 00° 54' 24" E, at 2.84 ft. cross the south line of said Sur. No. 673, the north line of the W. 1/2 of said Sur. No. 674; total 1403.66 ft. to the center of a 2-7/8" Steel Pipe 2-way fence corner post, in the east line of the W. 1/2 of said Sur. No. 674, the west line of the E. 1/2 of said Sur. No. 674, for corner; and

THENCE S 00° 05' 17" E, with said survey line, 1772.36 ft. to a 5/8" Steel Pin found at a 3" Steel Pipe 3-way fence corner post; in said survey line, in the west side of said Record Buck 7725.297 acre tract; at the E.N.E. corner of said M & A Enterprises 651.324 acre tract; for a middle S.E. corner of said Hutzler Property, and a middle S.E. corner of this tract;

THENCE leaving said survey line and the west side of said Record Buck 7725.297 acre tract; and with fence (unless noted); with the north side of said M & A Enterprises 651.324 acre tract; along the lower south side of said Hutzler Property, and the lower south side of this tract, with 5/8" Steel Pins found at 3" Steel Pipe 2-way fence corner posts, at corners (unless noted), as follows:

S 81° 48' 50" W 656.06 ft.;

S 86° 48' 43" W 909.02 ft.;

N 89° 29' 28" W 272.52 ft.;

S 72° 21' 52" W, at 50.38 ft. cross the west line of the W. 1/2 of said Sur. No. 674, an east line of the W. 3/4 of said Sur. No. 678; total 653.03 ft.;

S 74° 03' 09" W 538.19 ft.;

N 85° 28' 53" W, at 814.53 ft. pass the center of a 2-7/8" Steel Pipe 3-way high-fence corner; total 818.73 ft. to a 5/8" Steel Pin set in a north/south low fence, in the upper west line of the W. 3/4 of said Sur. No. 678, the east line of said Sur. No. 341, for corner;

S 00° 16' 45" W, with said survey line (until noted); at 92.09 ft. pass the S.E. corner of said Sur. No. 341, a northwest re-entrant corner of the W. 3/4 of said Sur. No. 678; total 772.87 ft. to the center of a 10" cedar 2-way fence corner post, for corner;

S 89° 53' 06" W, unfenced, along the north side of existing fence; at 276.57 ft. pass a point on line 4.37 ft. north of the center of a 2-3/8" Steel Pipe 2-way fence corner post; at 426.09 ft. cross the lower west line of the W. 3/4 of said Sur. No. 678, the upper east line of said Sur. No. 1006; total 2250.23 ft. to the center of a 2-3/8" Steel Pipe post, found 1.0 ft. north of an east/west high fence, at the E.S.E. corner and southeast terminal of a fenced lane and 40 ft. wide strip of land ("Second Tract" -- Vol. 451, Pages 310-315, Official Public Records -- saved and excepted from the above-referenced 964.60 acre tract), for corner;

N 00° 50' 04" W, with the easternmost east side of said fenced lane; along electric transmission lines; at 685.37 ft. cross the upper north line of said Sur. No. 1006, the south line of said Sur. No. 341, at a point 40.89 ft. EAST (with said survey line) of an old rock mound found 1.5 ft. east of fence (27.9 ft. S 03° 57' E of a 2-way cedar fence corner post), at the N.W. corner of said Sur. No. 1006, the N.N.E. corner of said Sur. No. 700; total 755.75 ft. to the center of a 2-3/8" Steel Pipe 2-way fence corner post, for corner;

S 89° 05' 18" W, with the upper north side of said fenced lane, and in most part along electric transmission lines; along but not necessarily with fence; at approximately 2970 ft. pass under electric transmission lines bearing N 45° 48' 33" E into this described tract; and thence leaving said lines; total 3135.93 ft. to the center of a 10" cedar 2-way fence corner post (leaning), found in concrete, at the N.E. corner and north terminal of a 40 ft. wide easement (Vol. 199 Pages 754-755, Deed Records and Vol. 451, Pages 310-315, Official Public Records -- lying within and along the westernmost east side of this described tract), for corner;

S 02° 56' 43" W, with the middle west side of said fenced lane and the east side of said 40 ft. wide easement; at 8.21 ft. cross the west line of said Sur. No. 341, the east line of said Sur.

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No. 930; re-passing under said last-mentioned electric transmission lines; total 541.95 ft. to a 5/8" Steel Pin set at a 2-way cedar fence corner post, at the S.E. corner and south terminal of said 40 ft. wide easement; for corner; and

THENCE S 89° 56' 52" W, with the lower north side of said fenced lane; passing the south terminal and S.W. corner of said 40 ft. wide easement; re-passing under said last-mentioned electric transmission lines, 1658.78 ft. to a 5/8" Steel Pin set 0.7 ft. southeast of a 2-way cedar fence post; in the northeast R.O.W. line of said Ranch Road Hwy. No. 187; at the W.N.W. corner of said fenced lane and said 40 ft. wide strip of land; for the W.N.W. corner of said M & A Enterprises 651.324 acre tract, the W.S.W. corner of said Hutzler Property, and the W.S.W. corner of this tract;

THENCE with fence and the northeast R.O.W. line of said Ranch Road Hwy. No. 187; along the southwest side of said Hutzler Property, and the southwest side of this tract, N 42° 31' 50" W, at 4692.24 ft. cross the north line of said Sur. No. 930, the south line of said Sur. No. 931; total 4784.17 ft. to the place of BEGINNING:

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

Surveyed: January 22 - 31, 2014.

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

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