

**EI RANCHO
LEGAL DESCRIPTION**

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

BEING a Boundary Survey of 514.14 grid acres of land, lying in Uvalde County, Texas, being out of and parts of the following surveys:

<u>Original Grantee</u>	<u>Survey</u>	<u>Abstract</u>
Beaty, Seale & Forwood	93	89
Georgetown R.R. Co.	327	661
J.B. Davenport	7	162
Sieneas Irrigation & Ag. Co.	700	1024

and also being that same certain tract called 514.14 acres as described in conveyance document to El Rancho Properties, L.C., recorded in Document Number 2012003978 of the Uvalde County Official Public Records, Uvalde County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part thereof.

D. G. Smyth & Company, Inc.

"A Statewide Professional Land Surveying Service Company"

FIRM # 10008800

1022 Garner Field Road, Suite D

Uvalde, Texas 78801

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FIELD NOTES FOR A 514.14 GRID ACRE BOUNDARY SURVEY COMPLETED NOVEMBER 19, 2014

Being a Boundary Survey of 514.14 grid acres of land, lying in Uvalde County, Texas, being out of and parts of the following surveys:

<u>Original Grantee</u>	<u>Survey</u>	<u>Abstract</u>
Beaty, Seale & Forwood	93	89
Georgetown R.R. Co.	327	661
J.B. Davenport	7	162
Sieneegas Irrigation & Ag. Co.	700	1024

and also being that same certain tract called 514.24 acres as described in conveyance document to El Rancho Properties, L.C., recorded in Document Number 2012003978 of the Uvalde County Official Public Records, Uvalde County, Texas, and being more particularly described by metes and bounds as follows: (The courses, distances, areas and any coordinates cited herein or shown on the corresponding survey plat conform to the Texas Coordinate System, North American Datum 1983(86), Texas South Central Zone and were derived from an OPUS provided solution of GPS observation made from a 1/2" diameter steel stake set on November 19, 2014 with coordinates of N=13723002.77' & E=1813730.56' and bearing N 28° 37' 01" W at a distance of 5683.15 feet from the following point of beginning.)

BEGINNING at a 5/8" diameter steel stake, found located at S.P.C. N=13718013.86' & E=1816452.50', at a point along the westerly margin of F.M. Highway 187, for the northeast corner of that same certain tract called 155.25 acres as described in conveyance document to Frank D. Morgan, Jr. and Renee N. Morgan, recorded in Volume 555, Pages 557-560 of the Uvalde County Official Public Records, and for the southeast corner of the herein described tract;

THENCE: N 89° 43' 52" W, with the northerly line of said 155.25 acres and approximating the occupied fence for a distance of 2069.40 feet to a 5/8" diameter steel stake, found for the northwest corner of said 155.25 acres, at a point along the easterly line of that same certain tract called Tract I: 204.0 acres as described in conveyance document to Douglas Lee Honeycutt, recorded in Volume 383, Pages 716-721 of the

EXHIBIT " ¹ A "

Uvalde County Official Public Records, and for a south exterior corner of the herein described tract;

THENCE: With the common boundary lines of said 204.0 acres and generally with fence for the following four (4) calls:

- 1.) N 00° 13' 25" E, for a distance of 797.83 feet to a 5/8" diameter steel stake, found for a reentrant corner of the herein described tract;
- 2.) S 81° 25' 17" W, for a distance of 896.59 feet to a 3" diameter pipe fence angle post for a deflection point;
- 3.) S 71° 01' 21" W, for a distance of 988.70 feet to a 3" diameter pipe fence angle post for a deflection point;
- 4.) N 79° 03' 22" W, crossing the common ostensible survey lines of said Survey 93 and Survey 327, continuing along the same course for a total distance of 1086.30 feet to a 3" diameter pipe 3-way fence corner post for the northwest corner of said 204.0 acres, at a point along an easterly line of that same certain tract called First Tract: 2128.7 acres as described in conveyance document to Samuel K. Horton, recorded in Volume 529, Pages 64-66 of the Uvalde County Official Public Records, and for the southwest corner of the herein described tract;

THENCE: With the common boundary lines of said 2128.7 acres for the following nine (9) calls:

- 1.) N 05° 32' 05" W, for a distance of 212.69 feet to a 3" diameter pipe fence angle post for a deflection point;
- 2.) N 09° 42' 32" E, for a distance of 325.54 feet to a 1/2" diameter steel stake with a plastic cap marked "GROGAN SURVEYING", found for a reentrant corner of the herein described tract;
- 3.) N 65° 26' 50" W, for a distance of 50.33 feet to a 1/2" diameter steel stake with a plastic cap marked "GROGAN SURVEYING", found for an exterior corner of the herein described tract;
- 4.) N 08° 02' 04" E, for a distance of 713.12 feet to a 3" diameter pipe fence angle post for a deflection point;
- 5.) N 12° 29' 44" E, for a distance of 1602.51 feet to a 3" diameter pipe fence angle post for a deflection point;
- 6.) N 01° 07' 03" E, for a distance of 555.14 feet to a 3" diameter pipe fence angle post for a deflection point;
- 7.) N 23° 28' 17" E, for a distance of 480.07 feet to a 3" diameter pipe fence angle post for a deflection point;
- 8.) N 07° 53' 28" W, crossing the common ostensible survey lines of said Survey 327 and Survey 7, continuing along the same course for a total distance of 942.99 feet to a 3" diameter pipe fence angle post for a deflection point;
- 9.) N 02° 51' 45" E, for a distance of 108.15 feet to a 7" diameter cedar 3-way fence corner post for the southwest corner of that same certain tract called 18.57 acres as described in conveyance document to Raymond A. Przybylski, recorded in Volume 400, Pages 435-437 of the Uvalde County Official Public Records, and for the northwest corner of the herein described tract;

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THENCE: S 89° 36' 35" E, with the southerly line of said 18.57 acres, at 440.00 feet passing the southeast corner of said 18.57 acres and the southwest corner of that same certain tract called 912 acres as described in conveyance document to Mary Kay Kindred Revocable Trust, recorded in Document Number 201300821 of the Uvalde County Official Public Records, continuing along the same course and now with the southerly line of said 912 acres, crossing the common ostensible survey lines of said Survey 7 and Survey 700, continuing along the same course for a total distance of 3176.60 feet to a 5/8" diameter steel stake, found for the southeast corner of said 912 acres, at a point along the southwesterly margin of F.M. Highway 187, and for the northeast corner of the herein described tract, for the beginning of a curve to the left whose radius is 2924.79 feet;

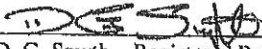
THENCE: With the westerly margin of F.M. Highway 187 and generally with fence for the following seven (7) calls:

- 1.) Southeasterly with said curve deflecting continuously and uniformly to the left, crossing the common ostensible survey lines of said Survey 700 and Survey 93, for a total arc distance of 1114.46 feet (chord = S 30° 19' 15" E, 1107.73 feet), to a 1/2" diameter steel stake with a plastic cap marked "GROGAN SURVEYING", found for a deflection point;
- 2.) S 41° 13' 52" E, for a distance of 258.48 feet to a 1/2" diameter steel stake with a plastic cap marked "GROGAN SURVEYING", found for the beginning of a spiral curve to the right;
- 3.) Southeasterly with said spiral curve deflecting continuously and uniformly to the right, (chord= S 39° 33' 26" E, 353.29 feet) to a 1/2" diameter steel stake with a plastic cap marked "GROGAN SURVEYING", found for the beginning of a curve to the right whose radius is 2222.04 feet;
- 4.) Southeasterly with said curve deflecting continuously and uniformly to the right, for an arc distance of 1609.11 feet (chord = S 15° 52' 23" E, 1574.18 feet) to a 1/2" diameter steel stake with a plastic cap marked "GROGAN SURVEYING", found for the beginning of a spiral curve to the right;
- 5.) Southwesterly with said spiral curve deflecting continuously and uniformly to the right, (chord= S 07° 57' 18" W, 353.23 feet) to a 1/2" diameter steel stake, found for a deflection point;
- 6.) S 09° 10' 57" W, for a distance of 677.32 feet to a 1/2" diameter steel stake, found for the beginning of a curve to the left whose radius is 3879.72 feet
- 7.) Southeasterly with said curve deflecting continuously and uniformly to the left, for an arc distance of 1451.79 feet (chord = S 01° 27' 21" E, 1443.33 feet) to the

POINT OF BEGINNING and containing 514.14 grid acres of land within the herein described boundary, as surveyed by D. G. Smyth & Co., Inc. on November 19, 2014.

THE STATE OF TEXAS:
COUNTY OF UVALDE:

It is hereby certified that the foregoing field note description and Attached plat were prepared from an actual on the ground survey Made by personnel working under my direct supervision and that Same are true and correct according to same said survey.


D. G. Smyth – Registered Professional Land Surveyor/
Licensed State Land Surveyor-No. 2046



JOB NO. 14-5295

EXHIBIT ⁴ " A "