

## Wylesta Ranch Legal Description

Being 670.21 acres of land, lying Uvalde County, Texas, about 28 miles N 44°30' E of the City of Uvalde, the County Seat, with acreage out of various surveys as follows:

<u>Survey No.</u>	<u>Original Grantee</u>	<u>Abstract</u>	<u>Acres</u>
931	L. Grande	202	397.87
565	G.B. & C.N.G. R.R. Co.	792	266.37
S. 1/2 Survey No. 342	J. D. Crane	1404	2.18
N.W. 1/4 Survey No. 342	Chas. W. Kincaid	1553	<u>3.79</u>
		<b>TOTAL</b>	<b>670.21 acres</b>

Said 670.21 acres being described in Exhibit "B" of Partition Deed dated July 18, 2008 between Charles L. Clodfelter and Robert C. Clodfelter as recorded in Uvalde County Clerk Document Number 2008002830, said 670.21 acres being described by metes and bounds as follows:

# CHANEY SURVEYING CO.

P. O. Box 323  
Utopia, Texas 78884

Charles S. (Sid) Chaney, R.P.L.S.

Office: 830-966-2266  
Home: 830-966-3766

## DESCRIPTION OF: 670.21 ACRES OF LAND IN UVALDE COUNTY, TEXAS

BEING 670.21 acres of land, lying in Uvalde County, Texas, about 28 miles N 44°30' E of the City of Uvalde, the County Seat, with acreage out of various surveys as follows:

<u>Survey No.</u>	<u>Original Grantee</u>	<u>Abstract</u>	<u>Acres</u>
931	L. Grande	202	397.87
565	G.B. & C.N.G. R.R. Co.	792	266.37
South 1/2 Survey No. 342	J. D. Crane	1404	2.18
N. W. 1/4 Survey No. 342	Chas. W. Kincaid	1553	<u>3.79</u>
	TOTAL		670.21 acres

said 670.21 acres being described in Exhibit "B" of a Partition Deed dated July 18, 2008 between Charles L. Clodfelter and Robert C. Clodfelter as recorded in Uvalde County Clerk Document Number 2008002830, said 670.21 acres being described by metes and bounds as follows:

BEGINNING at a 3/4-inch iron rod found in a pasture fence for the S. E. corner of this described tract and an interior corner of a 645.21 acres tract described in Exhibit "C" of said Partition Deed from which a rock mound at the S. W. corner of the South 1/2 of said Survey No. 342 and the N. W. corner of Survey No. 341, Beaty, Seale, and Forwood, Abstract 647, Uvalde County, Texas, bears S 03°03'26" E 664.86 feet, (an original bearing tree, a 12-inch live oak now 36-inch bears N 31°3' W 275.0 feet);

THENCE with the common boundary line between said 645.21 acres tract and said 670.21 acres tract and generally with fence, N 89°54'33" W 4779.06 feet to a found 3/4-inch iron rod in pasture fence for corner;

THENCE continuing with said common boundary line and generally with fence N 22°08'34" W 1274.90 feet to a found 3/4-inch iron rod on the East bank of the Sabinal River (from which a 60d nail set in the root on East side of a 48-inch cypress tree bears S 30°40'10" W 41.45 feet and a 12-inch pecan tree bears N 14°50'21" E 110.0 feet);

THENCE continuing with said common boundary line and with fence S 65°42'20" W, crossing said Sabinal River, 2480.27 feet to a found 5/8-inch iron rod on the easterly right of way line of Texas Farm Road 187 for the S. W. corner of this described tract, said iron rod being on a curve to the right having a radius of 3729.73 feet, a central angle of 21°52'28", and a chord bearing and distance of N 30°05'58" W 1415.30 feet;

THENCE around the arc of said curve a distance of 1423.94 feet to a found 5/8-inch iron rod at the P.T. of said curve;

THENCE continuing with said easterly right of way line N 19°10'43" W 2546.57 feet to a 4-inch pipe at a 3-way fence corner for the N. W. corner of this described tract;

THENCE generally with fence S 88°46'10" E at 8.45 feet pass an old 12-inch cedar post for the S. W. corner of a 1978.4 acres tract described in a Deed from Rube Martin and wife, Lue S. Martin, to C. G. Pillot as recorded in Volume 81, page 608 of the Deed Records of Uvalde County, Texas, said post also marking the N. W. corner of a 200 acres tract called Tract Two in a Deed recorded in Volume 532, page 697 of the Official Public Records of Uvalde County, Texas, and continue now also with the upper South line of said 1978.48 acres tract a total distance of 3332.79 feet to a 7-inch cedar post on top of bluff on the West high bank of the Sabinal River;

THENCE leaving fence and crossing said Sabinal River S 87°20'14" E 432.15 feet to a 9-inch cedar post on bluff of the East high bank of said Sabinal River;

THENCE continuing generally with fence and with the said upper South line of the 1978.4 acres tract as follows:

S 87°33'44" E 833.28 feet to a 6-inch cedar post;

S 88°26'38" E 980.53 feet to a 4-inch cedar post;

S 88°05'23" E 1339.48 feet to a found 3/4-inch galvanized pipe by a 9-inch cedar post at East side of wire gap;

S 88°00'32" E 1083.08 feet to a found 1/2-inch galvanized pipe by an old cedar post; and

S 88°53'34" E 1224.54 feet to an 8-inch cedar post at fence corner for the upper N. E. corner of this described tract;

THENCE continuing with fence and the boundary line of said 1978.4 acres tract S 01°03'02" W 2277.95 feet to a 7-inch cedar post at a 3-way fence corner, for a corner of said 1978.4 acres tract and a corner a corner of said 645.21 acres tract;

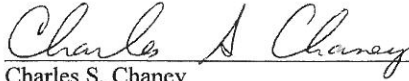
THENCE generally the first mentioned pasture fence and the common boundary line between said 670.21 acres tract and said 645.21 acres tract S 05°03'03" W 1095.14 feet to a 7-inch post at the North end of a gate and S 05°45'37" W 170.43 feet to PLACE OF BEGINNING.

STATE OF TEXAS

COUNTY OF UVALDE

This description is based on a survey made on the ground by me and I certify that to the best of my knowledge and belief it is true and correct.

This the 13th day of August, 2013.



Charles S. Chaney  
Reg. Prof. Land Surveyor No. 4457  
Utopia, Texas

