

## McNeel Ranch Legal Description

BEING all of a certain tract or parcel of land containing 822.89 acres, more or less, comprising approximate acreage out of various Original Patent Surveys in Bexar and Medina Counties, Texas as follows:

<u>Survey No.</u>	<u>Original Grantee</u>	<u>Abstract</u>	<u>County</u>	<u>Acres</u>
109	G.C. & S.F. Ry. Co.	1282	Medina	73.83
172	W. Byerly	86	Bexar	72.86
173	Charles Stephens	1300	Bexar	7.73
173	Charles Setphens	924	Medina	79.82
174	Alexander Ewing	1288	Bexar	10.54
174	Alexander Ewing	373	Medina	284.67
175	John Scheickard	1299	Bexar	2.26
175	John Scheickard	848	Medina	60.69
176	Alexander Ewing	222	Bexar	62.82
176 ¼	S.A. & M.G. R.R. Co.	277	Medina	5.97

said 822.89 acres out of 826.13 acres conveyed from Douglas V. McNeel, et ux, to McNeel Trust by a Warranty Deed executed the 31<sup>st</sup> day of December, 2003, and recorded in Volume 10502 at Page 674 of the Official Public Records of Bexar County, Texas, and 37.94 acres conveyed as 37.97 acres from Gallagher Ranch Partners, Ltd. to Douglas V. McNeel by a Special Warranty Deed executed the 17<sup>th</sup> day of September, 2013, and recorded in Volume 16346 at Page 710 of the Official Public Records of Bexar County, Texas; and being more particularly described by the metes and bounds as follows:

FIELD NOTES DESCRIPTION FOR 822.89 ACRES OF THE  
MCNEEL PROPERTY IN BEXAR AND MEDINA  
COUNTIES, TEXAS

Being all of a certain tract or parcel of land containing 822.89 acres, more or less, comprising approximate acreage out of various Original Patent Surveys in Bexar and Medina Counties, Texas as follows:

Survey No.	Original Grantee	Abstract No.	County	Acres
109	G.C. & S.F. Ry. Co.	1282	Medina	73.83
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175	John Scheickard	1299	Bexar	2.26
175	John Scheickard	848	Medina	60.69
176	Alexander Ewing	222	Bexar	62.82
176 ¼	S.A. & M.G. R.R. Co.	1185	Bexar	161.70
352	A. Cabasos	277	Medina	5.97

being 784.95 acres out of 826.13 acres conveyed from Douglas V. McNeel, et ux, to McNeel Trust by a Warranty Deed executed the 31<sup>st</sup> day of December, 2003, and recorded in Volume 10502 at Page 674 of the Official Public Records of Bexar County, Texas; and 37.94 acres conveyed as 37.97 acres from Gallagher Ranch Partners, Ltd. to Douglas V. McNeel by a Special Warranty Deed executed the 17<sup>th</sup> day of September, 2013, and recorded in Volume 16346 at Page 710 of the Official Public Records of Bexar County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron stake found for the southeast corner of said 37.97 acres and the herein described tract, the most easterly corner of 1000.99 acres conveyed from William Philip Gramm and Wendy Lee Gramm to Gramm Family Farm Partnership by a Special Warranty Deed executed the 18<sup>th</sup> day of November, 2002, and recorded in Volume 467 at Page 1015 of the Official Public Records of Medina County, Texas; the west line of 250.542 acres conveyed from F.B. Rooke & Sons, et al, to The State of Texas by a Donation Deed executed the 19<sup>th</sup> day of February, 1989, and recorded in Volume 4628 at Page 1979 of the Official Public Records of Bexar County, Texas; also being the west line of State Highway No. 211;

THENCE, with the common line between said 37.97 and 1000.99 acre tracts, N60°59'32"W., 1328.29 ft. to a found ½" iron stake; N26°11'49"W., 284.55 ft. to a set ½" iron stake; N14°05'40"W., 1226.60 ft. to a found ½" iron stake; N27°05'14"W., 194.62 ft. to a ½" iron stake found for a reentrant corner of said 37.97 acres and the herein described tract; N78°09'06"W., 1174.10 ft. to a found ½" iron stake; N70°46'52"W., at 27.86 ft. passing the south common corner between said 37.97 and 826.13 acre tracts, then continuing with the common line between said 826.13 and 1000.99 acre tracts for a total distance of 110.00 ft. to a found ½" iron stake; N35°02'48"W., 1385.24 ft. to a set ½" iron stake; N21°25'15"W., 1075.42 ft. to a found ½" iron stake; N55°25'21"W., 258.81 ft. to a found ½" iron stake; N53°26'28"W., 133.69 ft. to a found ½" iron stake; N39°01'07"W., 230.86 ft. to a found ½" iron stake; N84°46'06"W., 53.73 ft. to a set ½" iron stake; N70°29'50"W., 231.89 ft. to a found ½" iron stake; N61°49'36"W., 2942.13 ft. to a ½" iron stake found for a southwest corner of said 826.13 acres and the herein described tract; a reentrant corner of said 1000.99 acres; N07°55'49"W., along or near a fence, 287.66 ft. to a ½" iron stake found for a reentrant corner of said 826.13 acres and the herein described tract; N65°05'08"W., 1025.25 ft. to a set ½" iron stake; N50°40'59"W., 1883.52 ft. to a found ½" iron stake; N57°08'48"W., 1417.66 ft. to a found ½" iron stake; N45°14'48"W., 635.60 ft. to a found ½" iron stake; N38°31'21"W., 211.25 ft. to a found ½" iron stake; N36°19'54"W., 211.72 ft. to a found ½" iron stake; N48°41'27"W., 338.49 ft. to a found ½" iron stake; N46°36'08"W., 251.59 ft. to a found ½" iron stake; and N26°11'03"W., 316.06 ft. to a ½" iron stake found for the west corner of said 826.13 acres and the herein described

tract; the south line of 2179.29 acres conveyed as Exhibit F from William D. McNeel to Neel Ann McNeel Scott by a Correction Instrument executed the 29<sup>th</sup> day of April, 1986, and recorded in Volume 3679 at Page 1480 of the Official Public Records of Bexar County, Texas;

THENCE, along or near a fence, with the common line between said 826.13 and 2179.29 acre tracts, N55°22'04"E., 519.22 ft. to an unmarked point which bears 0.80 ft. S79°38'36"E from a fence angle post; N87°45'56"E., 779.11 ft. to an unmarked point which bears 0.34 ft. N25°53'33"E from a fence angle post; S64°28'12"E., 279.04 ft. to an unmarked point which bears 1.08 ft. N87°50'37"E from a fence angle post; S42°16'58"E., 327.54 ft. to an unmarked point which bears 0.54 ft. N02°44'25"E from a fence angle post; S74°15'29"E., 484.41 ft. to a set ½" iron stake; and N66°38'44"E., 122.23 ft. to a ½" iron stake set for the northwest corner of 40.80 acres conveyed as Exhibit A from Douglas V. McNeel, et ux, to Gallagher Ranch Partners, Ltd. by a Special Warranty Deed executed the 17<sup>th</sup> day of September, 2013, and recorded as Document No. 2013006843 in the Official Public Records of Medina County, Texas;

THENCE, upon, over and across said 826.13 acres, with the west and south lines of said 40.80 acres, S23°45'55"E., 341.63 ft. to a ½" iron stake set for the southwest corner of said 40.80 acres, a reentrant corner of the herein described tract; and S85°39'01"E., 2722.54 ft. to a ½" iron stake found for the southwest corner of 12.00 acres conveyed as Tract F-1 from Neel Ann McNeel Scott and Robert R. Scott, Jr., to Gallagher Ranch Partners Ltd. by a General Warranty Deed executed the 11<sup>th</sup> day of August, 2006, and recorded as Document No. 20060194402 in the Official Public Records of Medina County, Texas; a reentrant corner of said 826.13 acres, the southeast corner of said 40.80 acres;

THENCE, with the common line between said 826.13 and 12.00 acre tracts, N75°47'56"E., 246.64 ft. to a found ½" iron stake; N49°06'10"E., 89.74 ft. to a found ½" iron stake; N76°29'22"E., 111.61 ft. to a set ½" iron stake; S71°30'28"E., 81.24 ft. to a found ½" iron stake; N88°56'52"E., 254.83 ft. to a ½" iron stake found for the southeast corner of said 12.00 acres, a reentrant corner of said 826.13 acres and the herein described tract; and N04°22'03"E., at 530.39 ft. passing the east common corner between said 12.00 acres and 12.00 acres conveyed as Tract E in said Document No. 20060194402, then continuing with the common line between said 826.13 and 12.00 acre tracts for a total distance of 1240.47 ft. to a ½" iron stake found for the south corner of 0.88 acre conveyed as Exhibit E from Douglas V. McNeel, et ux, to McNeel Trust by a Correction Special Warranty Deed executed the 17<sup>th</sup> day of July, 2013, and recorded as Document No. 20130148866 in the Official Public Records of Bexar County, Texas;

THENCE, upon, over and across said 826.13 acres, with the southeast line of said 0.88 acre, N33°07'32"E., 268.21 ft. to a fence post found for the east corner of said 0.88 acre, an angle in the west line of 631.64 acres conveyed as Exhibit B from Hawn Land, Ltd. to Christopher C. Hill by a General Warranty Deed executed the 26<sup>th</sup> day of December, 1996, and recorded in Volume 6969 at Page 1618 of the Official Public Records of Bexar County, Texas; the east line of said 826.13 acres, the most northerly corner of the herein described tract;

THENCE, along or near a fence, with the common line between said 826.13 and 631.64 acre tracts, S38°42'35"E., 1169.54 ft. to a fence post; and S66°30'56"E., 2863.55 ft. to a fence post found for the northeast corner of said 826.13 acres and the herein described tract; the northwest corner of 709.6 acres conveyed as Exhibit A-1 from Gallagher Headquarters Ranch Development, Ltd. to City of San Antonio by a Correction General Warranty Deed executed the 30<sup>th</sup> day of January, 2006, and recorded as Document No. 20060030371 in the Official Public Records of Bexar County, Texas;

THENCE, along or near a fence, with the common line between said 826.13 and 709.6 acre tracts, S00°21'52"E., 6737.45 ft. to a ½" iron stake found for the north common corner between said 826.13 and 37.97 acre tracts, the southwest corner of said 709.6 acres, a reentrant corner of the herein described tract;

THENCE, along or near a fence, with the common line between said 37.97 and 709.6 acre tracts, S71°15'14"E., 2313.39 ft. to a ½" iron stake set for the most northerly northeast corner of said 37.97 acres, a northeast corner of the herein described tract, the west line of 20 acres conveyed from Gallagher Headquarters Ranch Development, Ltd. to Daniel E. Zinsmeister, et ux, by a General Warranty Deed with Vendor's Lien executed the 5<sup>th</sup> day of May, 1999, and recorded in Volume 7967 at Page 1957 of the Official Public Records of Bexar County, Texas;


THENCE, along or near a fence, with the common line between said 37.97 and 20 acre tracts, S18°44'48"W., at 19.96 ft. passing the west common corner between said 20 acres and 20.0 acres conveyed from Charles Jerome Haner and Barbara Ann Haner to Charleshaner, L.P. by a Warranty Deed executed the 10<sup>th</sup> day of June, 2013, and recorded as Document No. 20130155692 in the Official Public Records of Bexar County, Texas; then continuing with the common line between said 37.97 and 20.0 acre tracts, at 638.76 ft. passing the west common corner between said 20.0 acres and 20 acres conveyed from Gallagher Headquarters Ranch Development, Ltd. to Rudolpho P. Alaniz and Leticia B. Alaniz by a General Warranty Deed with Vendor's Lien executed the 6<sup>th</sup> day of November, 1998, and recorded in Volume 7724 at Page 1003 of the Official Public Records of Bexar County, Texas; then continuing with the common line between said 37.97 and 20 acre tracts for a total distance of 1125.00 ft. to a ½" iron stake set for a reentrant corner of said 37.97 acre and the herein described tract, the most westerly southwest corner of said 20 acres; S26°14'52"E., 295.21 ft. to a ½" iron stake found for the most southerly southwest corner of said 20 acres, a reentrant corner of said 37.97 acres and the herein described tract; and S71°15'13"E., 1111.20 ft. to a ½" iron stake found for the east common corner between said 37.97 and 20 acre tracts, the most easterly northeast corner of the herein described tract; the west line of said 250.542 acres and said State Highway No. 211;

THENCE, along or near a fence, with the common line between said 37.97 and 250.542 acre tracts, the west line of said State Highway No. 211, S20°51'03"W., 448.88 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: September 24 through October 21, 2013

Dated this 29<sup>th</sup> day of October, 2013

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

