

## **Bludworth Ranch Legal Description**

**Tract One: Being a 1713.745 acre tract of land, more or less, lying and being situated 9.2 miles north-northwest of Sabinal, on and east of the Sabinal River, on and west of Ranch Road Hwy. No. 187, in Uvalde County, Texas; about 23.5 miles N 47° E of the City of Uvalde, the County Seat; and containing acreages in the various original Surveys, as follows: 21.357 acres out of the A. G. Dillard (B. S. & F.) Survey 94, Abstract 878; 150.905 acres out of the B. S. & F. Survey 95, Abstract 90; 650.351 acres out of the M. C. Boyce (B. S. & F.) Survey 96, Abstract 1424; 248.329 acres out of the Tyler Tap R.R. Co. Survey 289, Chicago Title Insurance Company Abstract 595; 332.207 acres out of the H.E. & W.T. R.R. Co. Survey 337, Abstract 683; 178.170 acres out of the A. G. Dillard (H. E. & W. T. R.R. Co.) Survey 338, Abstract 876; 1.835 acres out of the Joseph Sharp Survey 1038, Abstract 471; and 130.591 acres out of the Woodley & McCommon Survey 1039, Abstract 1505. Said 1713.745 acre tract being in most part the same lands referred to and described as a 1343.93 acre tract, as conveyed to Jess Clark Ward, III & Deborah E. Ward, by Kenneth A. & Sandra P. Moffet, by Warranty Deed with Vendor's Lien dated December 16, 2011, and recorded in Instrument No. 2011004043, of the Official Public Records of said County; and a 370.03 acre tract, as conveyed to Jess Clark Ward, III & Deborah E. Ward, by Rancho Loma Linda, Ltd., by General Warranty Deed dated April 3, 2012, and recorded in Instrument No. 2012001298, of the Official Public Records of said County, and being more particularly described by metes and bounds in Exhibit "A", attached hereto and made a part hereof for all purposes.**

**Tract Two: Being a non-exclusive easement over and across that certain tract or parcel of land containing 5.52 acres of land, more or less, comprising approximate acreages in Uvalde County, Texas, as follows: 4.78 acres out of Survey No, 94, Abstract No. 878, A. G. Dillard, Original Grantee; and 0.74 acres out of Survey No. 280, Abstract No. 595, Tyler Tap R. R. Co., Original Grantee, and more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.**

Tract One:

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  
(TBPLS Firm Registration/License No. 10005800)

JESS CLARK WARD, III & DEBORAH E. WARD  
1713.745 ACRE TRACT

THE STATE OF TEXAS)

COUNTY OF UVALDE)

Field Notes of a perimeter/boundary survey of a 1713.745 acre tract  
of land, made for Green Spaces Alliance.

Said 1713.745 acre tract of land lying and being situated 9.2 miles  
north-northwest of Sabinal, on and east of the Sabinal River, on and  
west of Ranch Road Hwy. No. 187, in Uvalde County, Texas; about 23.5  
miles N 47° 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
94	A. G. Dillard (B. S. & F.)	878	21.357
95	B. S. & F.	90	150.905
96	M. C. Boyce (B. S. & F.)	1424	650.351
289	Tyler Tap R.R. Co.	595	248.329
337	H.E. & W.T. R.R. Co.	683	332.207
338	A. G. Dillard (H.E. & W.T. R.R. Co.)	876	178.170
1038	Joseph Sharp	471	1.835
1039	Woodley & McCommon	1505	130.591
Total Acres .....			1713.745

Said 1713.745 acre tract being in most part the same lands referred  
to and described as a 1343.93 acre tract, as conveyed to Jess Clark  
Ward, III & Deborah E. Ward, by Kenneth A. & Sandra P. Moffet, by  
Warranty Deed with Vendor's Lien dated December 16, 2011, and  
recorded in Instrument No. 2011004043, of the Official Public Records  
of said County; and a 370.03 acre tract, as conveyed to Jess Clark  
Ward, III & Deborah E. Ward, by Rancho Loma Linda, Ltd., by General  
Warranty Deed dated April 3, 2012, and recorded in Instrument No.  
2012001298, of the Official Public Records of said County. Said  
1713.745 acre tract being bounded on the upper east and easternmost  
north, from north to south, by the following: 1.) the Douglas Lee  
Honeycutt 204.0 acre tract, designated as "Tract I", as recorded in  
Vol. 383, Pages 716-721, of the Official Public Records of said  
County, 2.) a 5.52 acre Roadway Easement and Right-of-Way Agreement

Cont. Page 2 of 9, Jess C. Ward, III, et ux. -- 1713.745 acre tract.

[Exhibits "E" & "E-1"], as recorded in Vol. 544, Pages 141-168, of the Official Public Records of said County, and designated as "Tract Two", as recorded in Instrument No. 2011004043, of the Official Public Records of said County, and 3.) the James B. Daugherty, et ux. 332.40 acre tract, as recorded in Instrument No. 2011001752, of the Official Public Records of said County; on the lower east by the west R.O.W. line of said Ranch Road Hwy. No. 187; on the south and lower west, from east to west, by the following: 1.) the Kincaid Sabinal, LLC (Kincaid) 2977.16 acre tract, designated as "Tract One", as recorded in Instrument No. 2013002562, of the Official Public Records of said County [described as "First Tract" -- Vol. 348, Pages 886-896, Official Public Records], 2.) a portion of the old abandoned Sabinal-Utopia Road [no record owner found], 3.) the Joseph R. Williamson, et ux. 164.77 acre tract, designated as "Tract One", as recorded in Vol. 423, Pages 82-98, of the Official Public Records of said County, and 4.) the Hunter Schuehle, et al. 1464.092 acre tract, as recorded in Vol. 437, Pages 351-359, of the Official Public Records of said County; on the westernmost west by the center of the said Sabinal River, and the Samuel K. Horton, et al. 2128.7 acres, designated as "Tract Two", as recorded in Instrument No. 2014003610, of the Official Public Records of said County (described in Vol. 233, Pages 282-291, Deed Records); and on the westernmost north, upper west, northwest, and upper north, from southwest to northeast, by the Le Roy Horton, et al. 2.87 acre tract, as recorded in Vol. 220, Pages 662-666, of the Deed Records of said County, and the said Samuel K. Horton, et al. 2128.7 acres. Said 1713.745 acre tract fully encompassing numerous improvements, with no overlapping thereof, and also encompassing a portion of the old abandoned Sabinal-Utopia Road (covered by said Ward record title), and being more fully described by metes and bounds, as follows:

BEGINNING at a Steel "T" post (7" up) found in concrete, at a 2-7/8" Steel Pipe 3-way fence corner post; in the north line of said Sur. No. 289, the south line of Sur. No. 327, Georgetown R.R. Co.; on the east side of said old abandoned Sabinal-Utopia Road, in the west side of said Honeycutt 204.0 acre tract; at the E.S.E. corner of said Horton 2128.7 acres; for the N.N.E. corner of said Ward 1343.93 acre tract, and the N.N.E. corner of this tract; said Steel "T" post being distant 1006.95 ft. WEST (with said survey line) of the N.E. corner of said Sur. No. 289, the S.E. corner of said Sur. No. 327, in the west line of said Sur. No. 94;

THENCE leaving said survey line; and along fence; with the west sides of said Honeycutt 204.0 acres, said 5.52 acre Roadway Easement/Agreement, and said Daugherty 332.40 acre tract,

Exhibit "A"

Cont. Page 3 of 9, Jess C. Ward, III, et ux. -- 1713.745 acre tract.

respectively; along the upper east side of said Ward 1343.93 acre tract, and the upper east side of this tract, with Steel "T" posts found at 2-7/8" Steel Pipe 2-way fence corner posts, at corners (unless noted), as follows:

S 09° 09' 05" E, entering said Sur. No. 289, with the east side of said old abandoned road (until noted), 530.87 ft.;

S 13° 15' 36" E 492.54 ft.;

S 06° 33' 27" E 458.49 ft.;

S 82° 27' 55" W, crossing said old abandoned road, 38.22 ft.;

S 03° 58' 59" E, now with the west side of said old abandoned road (until noted), 142.61 ft. to a 1/2" Steel Pin found 2.0 ft. west of fence, for corner;

S 10° 05' 06" W 17.16 ft. to a 1/2" Steel Pin found 6.0 ft. west of fence, for corner;

S 07° 22' 44" E 152.26 ft.;

S 22° 47' 51" E, passing under electric transmission lines bearing S 02° 19' 44" E into this described tract, 846.21 ft.;

S 38° 57' 25" E 233.70 ft.;

S 24° 34' 11" E 174.00 ft. to the center of a 4" Steel Pipe fence post found 0.8 ft. east of a 2-7/8" Steel Pipe 3-way fence corner post, at the S.W. corner of said Honeycutt 204.0 acre tract, the W.N.W. corner of said 5.52 acre Roadway Easement/Agreement, for corner;

S 24° 34' 35" E 71.66 ft. to a capped (Grogan) 1/2" Steel Pin found 0.7 ft. east of fence, for corner;

S 24° 11' 51" E 275.43 ft. to a capped (Grogan) 1/2" Steel Pin found 0.9 ft. west of fence, for corner;

S 24° 41' 19" E, at 188.55 ft. cross the east line of said Sur. No. 289, the west line of said Sur. No. 94; total 311.57 ft.;

N 30° 58' 14" E, unfenced, leaving the west side of said old abandoned Sabinal-Utopia Road, 31.43 ft. to a Steel "T" post found at a cedar west gate post, for corner;

N 63° 10' 30" E 34.51 ft. to a Steel "T" post found at a 2-7/8" Steel Pipe 3-way fence corner post, on the east side of said old abandoned road, for corner;

S 25° 00' 02" E, now and continuing along the east side of said old abandoned road, 34.17 ft.;

S 14° 35' 47" E 406.75 ft. to a 2-7/8" Steel Pipe 2-way fence corner post, for corner;

S 19° 32' 27" E 631.86 ft.; and

THENCE S 14° 28' 34" E, passing under electric transmission lines bearing N 72° 22' 23" W into this described tract, 944.71 ft.

Cont. Page 4 of 9, Jess C. Ward, III, et ux. -- 1713.745 acre tract.

to a Steel "T" post found at a 2-7/8" Steel Pipe 3-way fence corner post, on the east side of said old abandoned Sabinal-Utopia Road; in the east side of said Ward 1343.93 acre tract; at the S.W. corner of said Daugherty 332.40 acre tract; for the N.W. corner of said Ward 370.03 acre tract, and the lower northeast re-entrant corner of this tract;

THENCE leaving the east sides of said old abandoned road and said Ward 1343.93 acre tract; and with fence and the south side of said Daugherty 332.40 acre tract; along the north side of said Ward 370.03 acre tract, and the lower/easternmost north side of this tract, with the center of 2-7/8" Steel Pipe 2-way fence corner posts, found at corners, as follows:

N 85° 58' 08" E, re-passing under said last-mentioned electric transmission lines, 430.20 ft.;

S 72° 11' 25" E, now and continuing along said electric transmission lines; at 492.11 ft. cross the south line of said Sur. No. 94, the upper north line of said Sur. No. 337; at 1371.61 ft. passing north of a 3-way electric pole, from which an electric transmission line bears S 18° 19' 50" W across this described tract; at 1968.92 ft. cross the east line of said Sur. No. 337, the west line of said Sur. No. 338; at 3473.44 ft. passing north of a 3-way electric transformer pole, at the north terminal of a Medina Electric Cooperative, Inc. Right-of-Way Easement (Vol. 424, Pages 323-324, Official Public Records), lying within this described tract; total 4415.24 ft.; and

THENCE S 74° 03' 50" E 105.46 ft. to a capped (RPLS 5944) 1/2" Steel Pin found 1.0 ft. southeast of a 2-7/8" Steel Pipe 3-way fence corner post, in the west R.O.W. line of said Ranch Road Hwy. No. 187; at the S.E. corner of said Daugherty 332.40 acre tract; for the N.E. corner of said Ward 370.03 acre tract, and the E.N.E. corner of this tract;

THENCE with fence and the west R.O.W. line of said Ranch Road Hwy. No. 187; along the east side of said Ward 370.03 acre tract, and the lower east side of this tract, S 05° 49' 37" E, re-passing under said last-mentioned electric transmission lines, 2451.75 ft. to a 5/8" Steel Pin found at a 3-way cedar fence corner post, in the west R.O.W. line of said Ranch Road Hwy. No. 187; at the N.E. corner of said Kincaid 2977.16 acre tract; for the S.E. corner of said Ward 370.03 acre tract, and the S.E. corner of this tract;

THENCE leaving the west R.O.W. line of said Ranch Road Hwy. No.

Cont. Page 5 of 9, Jess C. Ward, III, et ux. -- 1713.745 acre tract.

187; and with fence and the north side of said Kincaid 2977.16 acre tract; along the south side of said Ward 370.03 acre tract, and the easternmost south side of this tract, N 72° 26' 48" W 673.13 ft. to a 5/8" Steel Pin set at a 22" Live Oak Tree 2-way fence corner, and S 62° 46' 39" W, at 2291.42 ft. re-cross the west line of said Sur. No. 338, the east line of said Sur. No. 337; total 4130.04 ft. to a 5/8" Steel Pin set at a 3-way cedar fence corner post, on the east side of said old abandoned Sabinal-Utopia Road; at the N.W. corner of said Kincaid 2977.16 acre tract; for the S.W. corner of said Ward 370.03 acre tract, and the S.S.W. corner of this tract;

THENCE with the east side of said old abandoned Sabinal-Utopia Road; along the lower west side of said Ward 370.03 acre tract, and the lower west side of this tract, unfenced, along the east side of existing fence, N 02° 38' 46" W, diverging slightly easterly from said fence, 525.93 ft. to a 5/8" Steel Pin set at a 4" cedar post, for corner, and N 03° 56' 03" E, converging slightly westerly back to said fence, 375.72 ft. to a Steel "T" post found at a 2-7/8" Steel Pipe 3-way fence corner post, in the lower west side of said Ward 370.03 acre tract; for the E.S.E. corner of said Ward 1343.93 acre tract, and a southwest re-entrant corner of this tract;

THENCE leaving the west side of said Ward 370.03 acre tract; and with fence; along the lower south side of said Ward 1343.93 acre tract, and the middle south side of this tract, as follows:

N 79° 49' 57" W, crossing said old abandoned road, 57.97 ft. to a Steel "T" post, found 3.0 ft. northwest of a 6" cedar 2-way fence corner post, on the west side of said old abandoned road, for corner;

S 15° 17' 02" W, with the west side of said old road, 40.60 ft. to a Steel "T" post found at an old 12" cedar 2-way fence corner post, in the north side of said Williamson 164.77 acre tract, for a S.E. corner of this tract; said Steel "T" post being distant 17.63 ft. N 89° 57' 16" W (with the north side of said 164.77 acre tract) of a 5/8" Steel Pin found at the N.E. corner of said 164.77 acre tract;

N 89° 59' 07" W, leaving said old abandoned road; and now with the north side of said Williamson 164.77 acre tract (until noted); passing under said electric transmission lines bearing S 18° 19' 50" W out of this described tract, 1369.87 ft. to the center of a 2-7/8" Steel Pipe 3-way fence corner post, for corner;

S 89° 51' 10" W, at 278.89 ft. cross the lower west line of said Sur. No. 337, the east line of said Sur. No. 1039; total 1606.81 ft. to the center of a 2-7/8" Steel Pipe fence post, found on a hill, for corner; and

Cont. Page 6 of 9, Jess C. Ward, III, et ux. -- 1713.745 acre tract.

THENCE S 89° 53' 32" W 1592.36 ft. to the center of a 2-7/8"

Steel Pipe 3-way fence corner post, in the west line of said Sur. No. 1039, the east line of said Sur. No. 1038; in the east side of said Schuehle 1464.092 acre tract; at the N.W. corner of said Williamson 164.77 acre tract; for the S.S.W. corner of said Ward 1343.93 acre tract, and the middle S.W. corner of this tract;

THENCE with fence (unless noted); with the east and north sides of said Schuehle 1464.092 acre tract; along the lower west and upper south sides of said Ward 1343.93 acre tract, and middle west and upper south sides of this tract, as follows:

N 00° 13' 15" W, with said survey line, 1948.42 ft. to the center of a 2-7/8" Steel Pipe 2-way fence corner post, in the south line of said Sur. No. 96, at the N.W. corner of said Sur. No. 1039, the N.E. corner of said Sur. No. 1038; and the N.E. corner of said Schuehle 1464.092 acre tract, for corner;

S 87° 21' 59" W, leaving said survey line/corner, and entering said Sur. No. 1038, 844.10 ft. to a capped 1/2" Steel Pin found 1.2 ft. south of fence, for corner;

S 88° 49' 25" W 579.17 ft. to a capped 1/2" Steel Pin found 2.0 ft. northwest of a 2-7/8" Steel Pipe 2-way fence corner post, for corner;

N 87° 51' 53" W 1369.87 ft. to a capped 1/2" Steel Pin found 2.0 ft. northwest of a 2-7/8" Steel Pipe 2-way fence west-brace post, in the north line of said Sur. No. 1038, the south line of said Sur. No. 96, for corner;

S 89° 54' 59" W, now with said survey line, at 506.33 ft. pass the S.W. corner of said Sur. No. 96, the E.S.E. corner of said Sur. No. 95; and thence with the upper south line of said Sur. No. 95, the north line of said Sur. No. 1038 (until noted); total 775.39 ft. to a capped 1/2" Steel Pin found 1.1 ft. north of fence, for corner;

S 89° 37' 31" W 207.71 ft. to a 1/2" Steel Pin found in fence, for corner;

N 89° 15' 03" W 146.67 ft. to a capped 1/2" Steel Pin found 0.4 ft. south of fence, for corner;

N 87° 31' 04" W, leaving said survey line, 415.07 ft. to a capped 1/2" Steel Pin found on the south side of said fence, for corner;

S 88° 18' 15" W 320.46 ft. to a capped 1/2" Steel Pin found 4.5 ft. north of fence, for corner;

S 86° 37' 57" W, at 141.06 ft. cross the upper south line of said Sur. No. 95, the north line of said Sur. No. 1038; total

Cont. Page 7 of 9, Jess C. Ward, III, et ux. -- 1713.745 acre tract.

378.95 ft. to a Steel "T" post found at a 2-7/8" Steel Pipe 2-way fence corner post, for corner; and

THENCE N 84° 50' 16" W, at 155.31 ft. re-cross said last-mentioned survey line; at 407.70 ft. pass a 2-7/8" Steel Pipe 3-way fence corner post, on line, on the east bluff bank of the Sabinal River, and thence unfenced descending into said river; total 507.61 ft. to a point (no pin set) in the center of said Sabinal River; in an east side of said Horton 2128.7 acres; at the N.N.W. corner of said Schuehle 1464.092 acre tract; for the W.S.W. corner of said Ward 1343.93 acre tract, and the W.S.W. corner of this tract;

THENCE with the center of said Sabinal River, upstream, and with an east side of said Horton 2128.7 acres; along the westernmost west side of said Ward 1343.93 acre tract, and the westernmost west side of this tract, unfenced, with points (no pins set), at corners, as follows:

N 03° 36' 50" E 83.94 ft.;  
N 19° 33' 00" W 309.86 ft.;  
N 10° 37' 48" E 536.03 ft.;  
N 17° 10' 04" E 664.41 ft.;  
N 19° 46' 03" E 266.06 ft.;  
N 37° 27' 17" E 205.99 ft.;  
N 53° 41' 30" E 643.68 ft.;  
N 32° 53' 37" E 248.08 ft.;  
N 31° 46' 50" E 589.39 ft.;  
N 05° 40' 07" E 524.76 ft.;  
N 11° 50' 09" W 216.88 ft.; and

THENCE N 15° 40' 47" W 314.40 ft. to a point (no pin set) in the center of said Sabinal River; at the S.W. corner of said Horton 2.87 acre tract; for the W.N.W. corner of said Ward 1343.93 acre tract, and the W.N.W. corner of this tract;

THENCE leaving the center of said Sabinal River and an east side of said Horton 2128.7 acres; and with fence (unless noted); with the south and southeast sides of said Horton 2.87 acre tract, and south and east sides of said Horton 2128.7 acres, respectively; along the westernmost north and upper west sides of said Ward 1343.93 acre tract, and the westernmost north and upper west sides of this tract, as follows:

N 89° 34' 44" E, unfenced, ascending the east bank of said river; at 576.18 ft. pass an old large rock mound found on line

Cont. Page 8 of 9, Jess C. Ward, III, et ux. -- 1713.745 acre tract.

(original); total 688.68 ft. to a 5/8" Steel Pin set on the northwest side of a high-fence, at the S.E. corner of said 2.87 acre tract, for corner; from which a capped 1/2" Steel Pin, found erroneously placed for said S.E. corner, bears N 86° 33' 56" W 21.18 ft.;

N 60° 14' 39" E, now with the southeast line of said 2.87 acre tract, converging into said high fence; at 294.35 ft. cross the upper east line of said Sur. No. 95, the west line of said Sur. No. 96 (at a point 8.34 ft. SOUTH of their respective common N.E. and N.W. corner); total 311.38 ft. to the center of a 2-7/8" Steel Pipe 2-way fence corner post, in the north line of said Sur. No. 96, the south line of Sur. No. 290, J. M. Kelley; in a south side of said Horton 2128.7 acres, at the N.E. corner of said Horton 2.87 acre tract, for corner; from which another capped 1/2" Steel Pin, found erroneously placed for said N.E. corner, bears S 89° 17' 34" W 22.92 ft.;

N 89° 34' 44" E, now with said last-mentioned survey line, 2860.74 ft. to a Steel "T" post (7" up) found at a 2-7/8" Steel Pipe 3-way fence corner post, in the north line of said Sur. No. 96, at the S.E. corner of said Sur. No. 290, the S.W. corner of said Sur. No. 289; same being a S.E. corner of said Horton 2128.7 acres, the eastern northwest re-entrant corner of said Ward 1343.93 acre tract, for corner; and

THENCE N 00° 19' 54" W, leaving the north line of said Sur. No. 96, and with the east line of said Sur. No. 290, the west line of said Sur. No. 289; at 2102.66 ft. pass the center of a 2-7/8" Steel Pipe 3-way fence corner post, found on line, on the southeast high bank of said Sabinal River, and thence in part with fence, re-descending said bank; total 2430.47 ft. to a point (no pin set) in the center of said Sabinal River; in said survey line, at a southeast re-entrant corner of said Horton 2128.7 acres; for a middle N.W. corner of said Ward 1343.93 acre tract, and a middle N.W. corner of this tract;

THENCE leaving said survey line; and with the center of said Sabinal River, upstream; with a southeast side of said Horton 2128.7 acres; along the upper northwest side of said Ward 1343.93 acre tract, and the upper northwest side of this tract, unfenced, with points (no pins set), at corners, as follows:

N 54° 53' 21" E 354.24 ft.;  
N 52° 27' 01" E 462.63 ft.;  
N 47° 39' 28" E 458.80 ft.; and

THENCE N 44° 59' 54" E 761.13 ft. to a point (no pin set) in

Cont. Page 9 of 9, Jess C. Ward, III, et ux. -- 1713.745 acre tract.

the center of said Sabinal River; in the north line of said Sur. No. 289, the south line of said Sur. No. 327; at a southeast re-entrant corner of said Horton 2128.7 acres; for the N.N.W. corner of said Ward 1343.93 acre tract, and the N.N.W. corner of this tract;

THENCE leaving said Sabinal River, and with said survey line and the upper south side of said Horton 2128.7 acres; along the upper north side of said Ward 1343.93 acre tract, and the upper north side of this tract, S 89° 39' 46" E, unfenced, re-ascending said southeast bank, at 328.85 ft. pass the center of a 2-7/8" Steel Pipe 2-way fence corner post, found on the southeast high bank of said river; and thence with fence; re-crossing said old abandoned Sabinal-Utopia Road; total 1206.60 ft. to the place of BEGINNING:

Note: Bearings noted herein are true geodetic (surface) bearings (relative to true north) based on Global Navigation Satellite System (GNSS) observations (WGS '84 Datum).

Surveyed: December 16 - 17, 2015.

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 legal 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

**Tract Two:**

**FIELD NOTES DESCRIPTION FOR 5.52 ACRES OF AN EXISTING ROADWAY IN UVALDE COUNTY, TEXAS**

Being all of a certain tract or parcel of land containing 5.52 acres, more or less, comprising approximate acreage in Uvalde County, Texas as follows:

Survey No.	Survey	Abstract No.	Acres
94	A.G. Dillard	878	4.78
289	Tyler Tap R.R. Co.	595	0.74

said land lying within the occupied right-of-way of an existing road for which no record title was found; and being more particularly described by metes and bounds as follows:

**BEGINNING** at a cut off T-post found for a northeast corner of 1342.99 acres conveyed from Island Partners, Ltd., to E.J. Cop by a Special Warranty Deed executed the 27<sup>th</sup> day of May, 2004, and recorded in Volume 533 at Page 55 of the Official Public Records of Uvalde County, Texas; in the west line of 702.6 acres conveyed from S6 Land & Cattle, L.P. to Thomas F. Klein, et ux, by a General Warranty Deed executed the 4<sup>th</sup> day of April, 1998, and recorded in Volume 394 at Page 140 of the Official Public Records of Uvalde County, Texas; which point bears 3843.76 ft. N85°28'33"E. from a cut off T-post at the occupied southwest corner of said Survey No. 289;

**THENCE**, along or near a fence, with a north line of said 1342.99 acres, S63°17'17"W., 34.44 ft. to a cut off T-post; S31°08'23"W., 31.32 ft. to a cut off T-post for the southwest corner of the herein described tract, a reentrant corner of said 1342.99 acres; N24°41'29"W., with an east line of said 1342.99 acres, 311.37 ft. to a found 1/2" iron stake; N24°11'38"W., 275.34 ft. to a found 1/2" iron stake; and N24°33'26"W., 71.67 ft. to a steel pipe fence post found for the southwest corner of 204.0 acres conveyed from John H. Echols, Trustee, to Douglas Lee Honeycutt by a Warranty Deed with Vendor's Lien executed the 22<sup>nd</sup> day of August, 1997, and recorded in Volume 383 at Page 716 of the Official Public Records of Uvalde County, Texas; the northwest corner of the herein described tract;

**THENCE**, along or near a fence, with the south line of said 204.0 acres, N80°44'37"E., 69.00 ft. to a set 1/2" iron stake; N88°38'31"E., 743.79 ft. to a set 1/2" iron stake; N88°26'11"E., at 1237.35 ft. passing the south common corner between said 204.0 acres and 199.0 acres conveyed from John H. Echols, Trustee, to The T&D Barlow Management Trust by a Warranty Deed executed the 28<sup>th</sup> day of July, 1997, and recorded in Volume 382 at Page 474 of the Official Public Records of Uvalde County, Texas; then continuing with the south line of said 199.0 acres for a total distance of 1534.74 ft. to a set 1/2" iron stake; N88°28'04"E., 1025.74 ft. to a set 1/2" iron stake; and N88°00'32"E., 1347.22 ft. to a 1/2" iron stake set for the northeast corner of the herein described tract; in the west right-of-way line of Farm to Market Highway No 187;

**THENCE**, with the west right-of-way line of said Farm to Market Highway No. 187, S16°18'45"E., 57.12 ft. to a steel pipe post for the most easterly southeast corner of the herein described tract, a northeast corner of said 702.6 acres;

**THENCE**, along or near a fence, with the north line of said 702.6 acres, S88°31'25"W., 4661.32 ft. to a 1/2" iron stake set for the northwest corner of said 702.6 acres, a reentrant corner of the herein described tract; and S25°00'22"E., with the west line of said 702.6 acres, 581.37 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: May 5<sup>th</sup> thru August 30<sup>th</sup>, 2004  
Dated this 31<sup>st</sup> day of August, 2004

Mike A. Grogan  
Registered Professional Land Surveyor No. 5296

GROGAN SURVEYING • P. O. BOX 1356 • 1135 HWY. 173 N. • BANDERA, TX 78003 • PH/FAX (830) 796-7177