

Barnes Bluff Ranch Legal Description

BEING 977.72 grid acres of land, lying in Medina County, Texas, being out of and parts of the following surveys:

<u>ORIGINAL GRANTEE</u>	<u>SURVEY</u>	<u>ABSTRACT</u>
Adams, Beaty & Moulton	29	32
Adams, Beaty & Moulton	27	31
Leona Irrigation & Ag. Co.	292	1181
H. R. Rothe	30	1722

Said 977.72 acres being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

Together with a 30-foot wide non-exclusive ingress-egress roadway easement reservation as set out in Special Warranty Deed of Partition, recorded in Volume 248, Page 633, Official Public Records of Medina County, Texas, as more particularly described by metes and bounds on Exhibit "A-1" attached hereto and made a part hereof for all purposes.

D. G. Smyth & Company, Inc.

"A Statewide Professional Land Surveying Service Company"

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FIELD NOTES FOR A 977.72 GRID ACRE BOUNDARY SURVEY COMPLETED MAY 4, 2015

Being a Boundary Survey of 977.72 grid acres of land, lying in Medina County, Texas, being out of and parts of the following surveys:

<u>Original Grantee</u>	<u>Survey</u>	<u>Abstract</u>
Adams, Beaty & Moulton	29	32
Adams, Beaty & Moulton	27	31
Leona Irrigation & Ag. Co.	292	1181
H. Rothe	30	1722

and also being comprised of a composite of those same certain tracts called Tract IV (620.798 acres) as described in conveyance document to Pamela Jagge Foley, recorded in Volume 248, Pages 633-652 of the Medina County Deed Records, 200.000 acres as described in conveyance document to Pamela Jagge-Foley, et vir., recorded in Volume 630, Pages 424-429 of the Medina County Official Records, 150.00 acres as described in conveyance document to Pamela Jagge Foley, recorded in Volume 460, Pages 978-981 of the Medina County Official Records, Medina County, Texas, the remainder of that that same certain tract called 7.243 acres as described in conveyance document to Pamela Ann Jagge-Foley, recorded in Instrument Number 2015002668 of the Median County Public Records, and that same certain tract called Tract 2 (3.623 acres) as described in conveyance document to Pamela Jagge Foley, recorded in Instrument Number 2015002667 of the Median County Public Records, Medina 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 mag nail set on December 22, 2014 with coordinates of N=13740012.96' & E=1896954.62' and bearing N 12° 45' 24" W at a distance of 1067.00 feet from the following point of beginning.) (All corners called for as being set are marked on the ground with ½ inch steel stakes with plastic identification caps stamped "D G SMYTH & COMPANY/ RPLS 2046" attached unless otherwise noted or shown.)

BEGINNING at a 5/8" diameter steel stake, found located at S.P.C. N=13738972.30' & E=1897190.23', for a reentrant corner of the Richland Oaks Subdivision, recorded in Volume 7, Pages 246-250 of the Medina County Plat Records, for the southeast corner of said 200.000 acres, and for the southeast corner of the herein described tract;

THENCE: With the northwesterly lines of said Richland Oaks Subdivision and with the southeasterly lines of said 200.000 acres for the following four (4) calls:

- 1.) **S 66° 17' 41" W**, for a distance of **706.59** feet to a 6" diameter cedar 3-way fence corner post for a deflection point;
- 2.) **S 71° 10' 13" W**, for a distance of **1357.49** feet to a 5/8" diameter steel stake, found for a deflection point;
- 3.) **S 71° 16' 08" W**, crossing the ostensible common survey lines of said Survey 29 and said Survey 30, continuing along the same course for a total distance of **1917.00** feet to a 5/8" diameter steel stake, found for a deflection point;
- 4.) **S 69° 57' 29" W**, for a distance of **46.47** feet to a 5/8" diameter steel stake, found with a plastic cap marked "CHARLES ROTHE/RPLS 2453" for the southeast corner of the remainder of that same certain tract called Tract II (620.737 acres) described in conveyance document to Teresa Lynn Boeck, recorded in Volume 248, Pages 633-652 of the Medina County Deed Records, and for a southwest corner of the herein described tract;

THENCE: **N 19° 56' 46" W**, with a northeasterly line of said remaining 620.737 acres and with the southwest line of said 200.000 acres for a distance of **2926.63** feet to a 5/8" diameter steel stake, found with a plastic cap marked "CHARLES ROTHE/RPLS 2453" at a point along a southeasterly line of said 620.798 acres, for a northeast corner of said 620.737 acres, for the northwest corner of said 200.000 acres, and for a reentrant corner of the herein described tract;

THENCE: With the common lines of said remaining 620.737 acres and said 620.798 acres for the following four (4) calls:

- 1.) **S 71° 02' 30" W**, at 2976.72 feet passing a 5/8" diameter steel stake, found, continuing along the same course, at 3087.67 feet passing an exterior corner of said 620.798 acres and the southeast corner of said Tract 2 (3.623 acres), continuing along the same course for a total distance of **3346.09** feet to a 5/8" diameter steel stake, found for a reentrant corner of said 620.737 acres, for the southwest corner of said Tract 2 (3.623 acres), and for a southwest corner of the herein described tract;
- 2.) **N 19° 56' 42" W**, with the southwesterly line of said Tract 1 (3.623 acres) for a distance of **644.23** feet to a 5/8" diameter steel stake, found for the northwest corner of said Tract 2 (3.623 acres), for the southwest corner of said remaining 7.243 acres, for the southeast corner of that same certain tract called Tract 1 (3.623 acres) as described in conveyance document to Thomas Spurgat, et ux., recorded in Instrument Number 2015002666 of the Medina County Public Records, and for a deflection point of the herein described tract;
- 3.) **N 23° 53' 00" W**, with the common lines of said Tract 1 (3.623 acres) and said remaining 7.243 acres for a distance of **668.70** feet to a 5/8" diameter steel stake,

found for the northeast corner of said Tract 1(3.623 acres), for the northwest corner of said remaining 7.243 acres, at a point along a southeasterly line of said 620.798 acres, and for a reentrant corner of the herein described tract;

- 4.) **S 71° 03' 11" W**, with the common lines of said Tract 1(3.623 acres) and said 620.798 acres, at 228.55 feet passing the northwest corner of said Tract 1(3.623 acres), continuing along the same course, at 1842.00 feet passing a 2" diameter cedar fence post, continuing along the same course for a total distance of **1843.60** feet for the northwest corner of said 620.737 acres, for a southwest corner of said 620.798 acres, at a point along the northeasterly line of that same certain tract called 93.827 acres as described in conveyance document to Thomas H. Crofts, Jr., et ux., recorded in Volume 274, Pages 773-777 of the Medina County Deed Records, at a point along the common ostensible survey lines of said Survey 30 and Survey 299, Houston, East and West Texas RR. Co., Abstract 1153, and for a southwest corner of the herein described tract, from which point a 5/8" diameter steel stake, found bears S 20° 35' 57" E at a distance of 4446.51 feet;

THENCE: With the southwesterly lines of said 620.798 acres for the following three (3) calls:

- 1.) **N 20° 35' 36" W**, with the common ostensible survey lines of said Survey 30 and said Survey 299, and with the northeasterly line of said 93.827 acres, at 274.51 feet passing the northeast corner of said 93.827 acres and the southeast corner of that same certain tract called 125.283 acres as described in conveyance document to Wesley D. Towles, et ux., recorded in Volume 834, Pages 371-384 of the Medina County Official Records, continuing along the same course and now with the northeasterly line of said 125.283 acres for a total distance of **877.52** feet to a 1-1/2" diameter pipe with a cap marked "COR. 296-292-30-299" marking the northeast corner of said Survey 299, for the southeast corner of Survey 296, F. Rothe, Abstract 1725, for the southwest corner of said Survey 292, for the northwest corner of said Survey 30, and for a deflection point of the herein described tract;
- 2.) **N 20° 15' 12" W**, with the common ostensible survey lines of said Survey 296 and said Survey 292, and with the northeasterly line of said 125.283 acres, at 735.75 feet passing the northeast corner of said 125.283 acres and the southeast corner of that same certain tract called 135.355 acres as described in conveyance document to Paul B. Pierson, et ux., recorded in Volume 292, Pages 1115-1121 of the Medina County Deed Records, continuing along the same course and now with the northeasterly line of said 135.355 acres for a total distance of **1099.58** feet to a 4" diameter cedar fence angle post for a deflection point;
- 3.) **N 20° 53' 31" W**, with the common ostensible survey lines of said Survey 296 and said Survey 292, and with the northeasterly line of said 135.355 acres for a distance of **334.90** feet for the southwest corner of that same certain tract called 695.578 acres as described in conveyance document to CSS7 Ranches Limited Partnership, recorded in Volume 834, Pages 32-42 of the Medina County Official Records, for the northwest corner of said 620.798 acres, and for the northwest

corner of the herein described tract, from which point a 3" diameter pipe 3-way fence corner post bears S 56° 58' 00" E at a distance of 2.54 feet;

THENCE: With the southeasterly lines of said 695.578 acres and with the northwesterly lines of said 620.798 acres for the following three (3) calls:

- 1.) N 71° 04' 39" E, for a distance of 3720.51 feet to a 5/8" diameter steel stake, found for a deflection point;
- 2.) N 60° 41' 22" E, crossing the common ostensible lines of said Survey 292 and said Survey 27, continuing along the same course for a total distance of 4697.21 feet to a 24" diameter Live Oak for a deflection point;
- 3.) N 64° 10' 11" E, for a distance of 198.17 feet to a 5/8" diameter steel stake, found for the southeast corner of said 695.578 acres, at a point along the northwesterly margin of F.M. 462, for the northeast corner of said 620.798 acres, and for the northeast corner of the herein described tract, at a point along an arc to the right whose radius is 1870.08 feet;

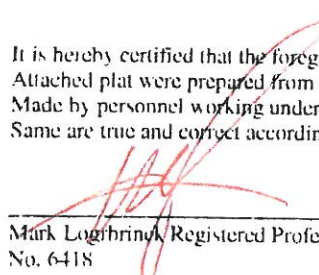
THENCE: With the westerly margin of F.M. 462 and the northeasterly lines of said comprised tracts for the following seventeen (17) calls:

- 1.) Southwesterly with said curve deflecting continuously and uniformly to the right, for an arc distance of 48.94 feet (chord = S 09° 19' 15" W, 48.94 feet), to a 5/8" diameter steel stake, found at the end of said curve for a deflection point;
- 2.) S 09° 55' 05" W, for a distance of 560.66 feet to a 5/8" diameter steel stake, found for the beginning of a curve to the left whose radius is 1186.28 feet;
- 3.) Southeasterly with said curve deflecting continuously and uniformly to the left, for an arc distance of 1117.51 feet (chord = S 17° 03' 20" E, 1076.65 feet), to a 5/8" diameter steel stake, found at the end of said curve for a deflection point;
- 4.) S 44° 04' 58" E, for a distance of 1029.67 feet to a concrete right-of-way monument for the beginning of a curve to the right whose radius is 1392.69 feet;
- 5.) Southeasterly with said curve deflecting continuously and uniformly to the right, for an arc distance of 193.58 feet (chord = S 40° 03' 23" E, 193.43 feet), to a concrete right-of-way monument at the end of said curve for a deflection point;
- 6.) S 36° 10' 43" E, at 933.78 feet passing the southeast corner of said 620.798 acres and the northeast corner of said 150.00 acres, continuing along the same course for a total distance of 2544.47 feet to a broken concrete right-of-way monument for a deflection point of the herein described tract, for the beginning of a curve to the right whose radius is 897.64 feet;
- 7.) Southeasterly with said curve deflecting continuously and uniformly to the right, at 165.52 feet passing a 5/8" diameter steel stake, found for the southeast corner of said 150.00 acres and the northeast corner of said 200.000 acres, continuing along the same curve for a total arc distance of 332.38 feet (chord = S 25° 46' 59" E, 330.48 feet), to a broken concrete right-of-way monument for a deflection point of the herein described tract;
- 8.) S 15° 30' 55" E, for a distance of 440.47 feet to a broken concrete right-of-way monument for the beginning of a curve to the left whose radius is 1186.28 feet;

- 9.) Southeasterly with said curve deflecting continuously and uniformly to the left, for an arc distance of **173.55** feet (chord = S 19° 43' 09" E, 173.39 feet), to a 5/8" diameter steel stake, found at a point along said arc, and for a deflection point of the herein described tract;
- 10.) **S 18° 11' 18" E**, for a distance of **143.59** feet to a 36" diameter Live Oak for a deflection point;
- 11.) **S 15° 26' 50" E**, for a distance of **111.07** feet for a northwest corner of said Richland Oaks Subdivision, and for a deflection point of the herein described tract, from which point a 3" diameter pipe fence angle post bears S 03° 52' 47" W at a distance of 1.45 feet;
- 12.) **S 14° 36' 49" E**, for a distance of **179.17** feet for a deflection point;
- 13.) **S 13° 19' 58" E**, at 12.76 feet a 3" diameter pipe fence angle post bears S 76° 40' 02" W at a distance of 1.49 feet, continuing along the same course for a total distance of **235.11** feet for a deflection point, from which point a T-post bears N 84° 25' 31" E at a distance of 12.55 feet;
- 14.) **S 06° 16' 27" E**, for a distance of **157.28** feet for a deflection point, from which point a T-post bears N 84° 21' 41" W at a distance of 1.37 feet;
- 15.) **S 17° 30' 59" E**, for a distance of **80.60** feet for a deflection point, from which point a T-post bears S 84° 55' 16" W at a distance of 3.31 feet;
- 16.) **S 15° 32' 44" E**, for a distance of **259.01** feet for a deflection point, from which point a 3" diameter pipe fence angle post bears N 33° 41' 54" W at a distance of 0.43 feet;
- 17.) **S 23° 28' 00" E**, for a distance of **111.12** feet to the **POINT OF BEGINNING** and containing 977.72 grid acres of land within the herein described boundary as surveyed by D. G. Smyth & Co., Inc. on May 4, 2015.

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.



Mark Loggbrink, Registered Professional Land Surveyor/
No. 6418



JOB NO. 14-5446

The centerline of a 30-foot-wide Ingress-Egress Easement situated about 14 miles N 25°15' W of Hondo, in Medina County, Texas, out of Survey No. 29, Abstract No. 32, A. B. & M., original Grantee, said easement lying within that certain 620.772 acre tract of land, this day surveyed for Theresa Boeck, and within that certain 150.000 acre tract of land, this day surveyed for Dorothy Jagge, said 620.772 acre tract of land and said 150.000 acre tract of land being a portion of that certain 2102 acre tract of land, more or less (2007.113 acres as resurveyed), described in a deed to Clinton C. Jagge, et ux, Theresa Lynn Jagge Boeck, Philip C. Jagge, and Pamela Ann Jagge Foley from Ida A. Jagge, dated January 2, 1981, as recorded in Volume 299 on Page 180 of the Deed Records of Medina County, Texas, the centerline of said 30-foot-wide Ingress-Egress Easement being more particularly by metes and bounds as follows:

BEGINNING: At a point on the centerline of a cattleguard on the West R.O.W. line of F.H. Highway 462 and the lower East line of said 620.772 acre tract of land from which a 36" diameter live oak tree bears N 15-33-04 W 20.00 feet;

THENCE: Along the centerline of an existing gravel and pasture road, the following courses:

S 56-20-08 W 42.71 feet to an angle point;
S 28-59-31 W 39.86 feet to an angle point;
S 21-59-52 W 158.14 feet to an angle point;
S 61-47-43 W 43.73 feet to an angle point;
S 61-55-28 W 47.55 feet to an angle point;
N 79-28-25 W 469.22 feet to an angle point;

N 64-41-46 W at 1364.49 feet pass the lower North line of said 620.772 acre tract of land and the South line of said 150.000 acre tract of land, continuing a total distance of 1784.49 feet to an angle point;

N 71-33-27 W 260.11 feet to an angle point;

N 63-39-40 W 199.02 feet to an angle point;

N 55-22-51 W 88.60 feet to an angle point;

N 32-22-14 W 78.75 feet to an angle point;

N 03-28-30 W 112.63 feet to an angle point;

N 55-55-56 W 103.59 feet to an angle point;

N 41-05-52 W 140.97 feet to an angle point;

N 05-42-16 W 49.42 feet to an angle point; and

N 34-19-50 W 609.78 feet to a point on the easternmost South line of a certain 620.763 acre tract of land, this day surveyed, for the terminus point of the centerline of this 30-foot-wide Ingress-Egress Easement from which a 5/8" iron pin set in fence on the Southwest R.O.W. line of said F.M. Highway 462 for the upper Southeast corner of said 620.763 acre tract of land, and the Northeast corner of said 150.000 acre tract of land bears N 70-56-46 E 2114.93 feet.

NOT PROVISIONAL HEREIN WHICH RESTRICTS THE SALE, DEATH, OR USE OF THE UNDERSIGNED'S REAL PROPERTY BECAUSE OF COLOR OR RACE IS UNLAWFUL UNDER FEDERAL LAW THE STATE OF TEXAS COUNTY OF MEDINA I hereby certify that this instrument was FILED in file number 4694000 on the date and at the time stamped hereon by me, and was duly RECORDED in the Official Public Records of Medina County, Texas on JUN 23 1995

FILED IN MY OFFICE
ANNA VAN DE WALLE
'95 JUN 23 PM -1 45
COUNTY CLERK, MEDINA CO.



Anna Van De Walle
COUNTY CLERK
MEDINA COUNTY TEXAS

Vol. 248 Pg. 652