

Hilsher-Darnell Ranch Legal Description

Being 238.74 grid acres of land, lying in Medina County, Texas, being out of and a part of Survey No. 904, Jose Casiano, Abstract 187, and also being comprised of those same certain tracts called Tract 1 (98.83 acres), Tract 2 (73.12 acres), and Tract 3 (75 acres) as described in conveyance document to Sharon Lynn Darnell and Edward John Hilsher, III, recorded in Document Number 2012001640 of the Medina County Official Public Records, Medina County, Texas, and being more particularly described hereof for all purposes.

SAVE AND EXCEPT approximately 2.26 acres of land lying within the boundaries of County Road 241 traversing the subject property as shown on survey plat dated July 25, 2014, prepared by David Gregory Smyth, RPLS #2046.

**FIELD NOTES FOR A 238.74 GRID ACRE BOUNDARY SURVEY
COMPLETED JULY 25, 2014**

Being a Boundary Survey of 238.74 grid acres of land, lying in Medina County, Texas, being out of and a part of Survey 904, Jose Casiano, Abstract 187, and also being comprised of a composite of those same certain tracts called Tract 1 (91.83 acres), Tract 2 (73.12 acres), and Tract 3 (75 acres) as described in conveyance document to Sharon Lynn Darnell and Edward John Hilsher, III, recorded in Document Number 2012001640 of the Medina County Official 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 ½" diameter steel stake set on June 2, 2014 with coordinates of N=13743759.66' & E=1740026.65' and bearing S 66° 47' 45" E at a distance of 598.71 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 1" diameter pipe, found located at S P.C. N=13722746.22' & E=1931200.37', at a point along the westerly margin of State Highway 173, for the southwest corner of that same certain tract called 2.179 acres as described in conveyance document to the State of Texas, recorded in Volume 173, Pages 79-81 of the Medina County Deed Records, for the northeast corner of that same certain tract called 264.094 acres as described in conveyance document to George Kelder Goffinett, recorded in Volume 303, Pages 515-517 of the Medina County Official Public Records, for the southeast corner of said Tract 3, and for the southeast corner of the herein described tract;

THENCE: S 89° 45' 07" W, with the northerly line of said 264.094 acres, at 1617.33 feet crossing Verde Creek, continuing along the same course for a total distance of 2610.15 feet to a 12" diameter cedar 3-way fence corner post, at a point along the northerly line of said 264.094 acres, for the southeast corner of that same certain tract called 480 acres as described in conveyance document to Mildred Jane Hancock, recorded in Document Number 2014032254 of the Medina County Official Public Records, for the southwest corner of said Tract 2, and for the southwest corner of the herein described tract;

THENCE: N 00° 14' 51" W, with the easterly line of said 480 acres, at 3833.68 feet crossing the centerline of County Road 241, continuing along the same course for a total distance of 3924.68 feet to an 8" diameter cedar 3-way fence corner post at a point along the easterly line of said 480 acres, for the southwest corner of that same certain tract called 240 acres as described in conveyance document to Jonell Schmitt and Marjorie Ann Huffman, recorded in Volume 236, Pages 363-364 of the Medina County Deed Records, and for the northwest corner of the herein described tract;

THENCE: N 89° 49' 33" E, with a southerly line of said 240 acres, at 2233.25 feet passing a 6" diameter cedar fence angle post, continuing along the same course at 2498.37 feet crossing Verde Creek, continuing along the same course for a total distance of 2680.12 feet to a 1/2" diameter steel stake, set for the southeast corner of said 240 acres, at a point along the westerly line of that same certain tract called 48.03 acres as described in conveyance document to Nancy P. Barrett, et vir., recorded in Volume 424, Pages 304-306 of the Medina County Official Public Records, at a point along the ostensible easterly line of Survey 904, Jose Casiano, Abstract 187, and for the northeast corner of the herein described tract, from which point a 5/8" diameter steel stake, found marking the northwest corner of said 48.03 acres bears N 00° 07' 08" E at a distance of 695.93 feet;

THENCE: S 00° 07' 08" W, with the westerly line of said 48.03 acres and with the ostensible easterly line of Survey 904, Jose Casiano, Abstract 187 for a distance of 1321.46 feet to a 5/8" diameter steel stake, found for the southwest corner of said 48.03 acres, for the northwest corner of that same certain tract called 3.740 acres as described in conveyance document to Alvin J. Vaughan, et ux., recorded in Volume 303, Pages 825-827 of the Medina County Deed Records, and for a deflection point of the herein described tract;

THENCE: S 00° 23' 17" E, with the westerly line of said 3.740 acres and with the ostensible easterly line of Survey 904, Jose Casiano, Abstract 187 for a distance of 999.59 feet to a 5/8" diameter steel stake, found for the south corner of said 3.740 acres, for the north corner of said 2.179 acres, at a point along the westerly curved margin of State Highway 173 whose radius is 2924.93 feet, and for a deflection point of the herein described tract, from which point the radius point of said curve bears N 78° 30' 09" W at a distance of 2924.93 feet;

THENCE: With the westerly boundary lines of said 2.179 acres and with the westerly margin of State Highway 173 for the following six (6) calls:

- 1.) Southwesterly with said curve deflecting continuously and uniformly to the left, for an arc distance of 589.13 feet (chord = S 05° 43' 39" W, 588.13 feet), to a concrete right-of-way monument for a deflection point;
- 2.) S 00° 06' 30" E, for a distance of 715.63 feet to a concrete right-of-way monument for a deflection point;
- 3.) S 44° 40' 14" W, for a distance of 70.35 feet to a concrete right-of-way monument for a deflection point;
- 4.) S 00° 21' 02" E, for a distance of 50.03 feet to a concrete right-of-way monument for a deflection point;
- 5.) S 45° 09' 01" E, for a distance of 69.72 feet for a deflection point;
- 6.) S 00° 00' 26" E, at 24.04 feet crossing the centerline of County Road 241, continuing along the same course for a total distance of 150.41 feet to the **POINT OF BEGINNING** and containing 238.74 grid acres of land within the herein described boundary, of which approximately 2.26 acres are subject to an open road known as County Road 241, as surveyed by D. G. Smyth & Co., Inc. on July 25, 2014.

SAVE AND EXCEPT approximately 2.26 acres of land lying within the boundaries of County Road 241 traversing the subject property as shown on survey plat dated July 25, 2014, prepared by David Gregory Smyth, RPLS #2046.