

## Dehnisch Ranch Legal Description

A survey of 2057.820 acres of land situated about 25 miles N 25° E of Uvalde, in Uvalde County, Texas, having acreage in the following original surveys:

Sur. No.	Original Grantee	Abst. No.	Acres
871	T.C. R.R. Co.	1136	5.649
872	J. F. Santleben	1457	477.654
873	D. & P. R.R. Co.	870	600.914
874	J. D. Smith	1611	31.023
875	T.C. R.R. Co.	1138	293.160
877	C.C.S.D. & R.G.N.G. R.R. Co.	1072	640.728
878	J. A. Beeson	1743	1.046
887	T.C. R.R. Co.	1140	4.819
888	J. S. Beeson	1506	<u>2.827</u>
	Total		2057.820

said 2057.820 acres of land being a portion of that certain 2043.465 acres of land, more or less, described in a Deed to Bishop Butane Company, Inc. and Dehnisch & Associates, Ltd. From Blanco Creek Ranch, Limited, dated September 19, 1999, as recorded in Volume 444 on Page 365 of the Official Public Records of Uvalde County, Texas, and all of that certain 357.177 acres of land described in a Deed to Dehnisch & Associates, Ltd. From Reed S. Clark, dated December 28, 2004, as recorded in Volume 548 on Page 441 of the aforementioned Official Public Records, and being more particularly described by metes and bounds attached hereto and made a part hereof for all purposes.

FIELD NOTES TO DESCRIBE

A survey of 2057.820 acres of land situated about 25 miles N 25° E of Uvalde, in Uvalde County, Texas, having acreage in the following original surveys:

<u>SURVEY NO.</u>	<u>ABSTRACT NO.</u>	<u>ORIGINAL GRANTEE</u>	<u>ACRES</u>
871	1136	T. C. RR. Co.	5.649
872	1457	J. F. Santleben	477.654
873	870	D & P RR. Co.	600.914
874	1611	J. D. Smith	31.023
875	1138	T. C. RR. Co.	293.160
877	1072	C.C.S.D. & R.G.N.G. RR. Co.	640.728
878	1743	J. A. Beeson	1.046
887	1140	T. C. RR. Co.	4.819
888	1506	J. S. Beeson	<u>2.827</u>
		Total	2057.820

said 2057.820 acres of land being a portion of that certain 2043.465 acres of land, more or less, described in a Deed to Bishop Butane Company, Inc. and Dehnisch & Associates, Ltd. from Blanco Creek Ranch, Limited, dated September 17, 1999, as recorded in Volume 444 on Page 365 of the Official Public Records of Uvalde County, Texas, and all of that certain 357.177 acres of land, more or less, described in a Deed to Dehnisch & Associates, Ltd. from Reed S. Clark, dated December 28, 2004, as recorded in Volume 548 on Page 441 of the aforementioned Official Public Records, and being more particularly described by metes and bounds as follows:

**BEGINNING:** At a 5/8" iron pin found by a 3" diameter pipe post 2 feet North of an existing fenceline on the South line of said 2043.465 acres of land, more or less, the lower North line of that certain 409.449 acres of land, more or less, described in a Deed to Douglas K. Schreiber, et ux from Blanco Creek Ranch, Limited, dated September 20, 2000, as recorded in Volume 445 on Page 140 of the said Official Public Records, the Southeast corner of that certain 319.94 acres of land, more or less, called First Tract and described as Exhibit "A" in a Deed to James G. Livergood, et ux from Dehnisch & Associates, Ltd., dated October 8, 2004, as recorded in Volume 543 on Page 405 of the said Official Public Records, and the lower Southwest corner of this survey from which the calculated Southwest corner of said Survey No. 872 and the Southeast corner of said Survey No. 875 bears S 87-25-15 W 2099.29 feet;

**THENCE:** Along a Southeast line of said 319.94 acres of land, more or less, N 30-59-47 E 299.79 feet to a 1/2" iron pin found by a 3" diameter pipe post for an angle point and N 34-01-36 E 409.23 feet to a 5/8" iron pin found in fence for an angle point;

**THENCE:** Generally along fence, the Northeast, North, and Northwest line of said 319.94 acres of land, more or less, the following courses:

N 32-22-28 W 630.51 feet to a 1/2" iron pin found by a 2" diameter pipe post for an angle point;

N 75-53-29 W 823.71 feet to a 2" diameter pipe corner post for an angle point;

N 15-26-58 E 159.77 feet to a 2" diameter pipe corner post for an angle point;

N 71-57-14 W 325.06 feet to a 2" diameter pipe post for an angle point;

S 72-47-24 W 723.00 feet to a ½" iron pin found 1.5 feet Southwest of a 2" diameter pipe corner post for an angle point;

S 38-39-44 W 905.39 feet to a ½" iron pin found by a 2" diameter pipe corner post for an angle point;

N 71-00-18 W at 216.35 feet pass a 2" diameter pipe corner post, continuing a total distance of 300.97 feet to a ½" iron pin found by a 2" diameter pipe post for an angle point;

N 41-45-47 W 450.30 feet to a ½" iron pin found by a 2" diameter pipe post for an angle point;

N 76-08-17 W 751.18 feet to a ½" iron pin found by a 2" diameter pipe post for an angle point;

N 51-43-25 W 478.48 feet to a ½" iron pin found by a 2" diameter pipe corner post for an angle point;

N 02-56-57 E 343.24 feet to a ½" iron pin found by a 2" diameter pipe corner post for an angle point;

N 49-54-12 W 656.48 feet to a ½" iron pin found by a 2" diameter pipe post for an angle point;

N 03-35-27 W 565.37 feet to a ½" iron pin found by a 2" diameter pipe post for an angle point;

N 32-21-15 W 683.32 feet to a ½" iron pin found by a 2" diameter pipe post for an angle point;

N 11-44-43 W 949.19 feet to a 2" diameter pipe corner post for the Northeast corner of said 319.94 acres of land, more or less, and an interior corner of this survey;

N 84-32-55 W 243.38 feet to a 2" diameter pipe corner post for an angle point;

S 53-32-04 W 506.20 feet to a ½" iron pin found by a 2" diameter pipe post for an angle point;

S 88-27-52 W 570.85 feet to a ½" iron pin found by a 2" diameter pipe post for an angle point;

S 43-53-27 W 267.93 feet to a ½" iron pin found by a 2" diameter pipe post for an angle point;

S 82-12-50 W 576.51 feet to a ½" iron pin found by a 2" diameter pipe post for an angle point; and

S 51-14-06 W at 457.52 feet pass a 2" diameter pipe post at the East end of a gate, continuing a total distance of 476.64 feet to a 2" diameter pipe post on or near the recognized West line of said Survey No. 875 and the recognized East line of said Survey No. 888 for an angle point and the West line of said 2043.465 acres of land, more or less, the Northwest corner of said 319.94 acres of land, more or less, the Northeast corner of that certain 23.03 acres

of land, more or less, described in a Deed without Warranty to James G. Livergood, et ux from Dehnisch & Associates, Ltd., dated October 8, 2004, as recorded in Volume 543 on Page 420 of the said Official Public Records, and the upper Southwest corner of this survey;

THENCE: Generally along fence, on or near the recognized West line of said Survey No. 875, on or near the recognized West line of said Survey No. 877, on or near the recognized East line of said Survey No. 888, the West line of said 2043.465 acres of land, more or less, and the occupied lower East line of that certain 6012.504 acres of land, more or less, described in a Deed to Ellen H. White from Sam G. Harrison, Jr., Co-Trustee, dated February 17, 1998, as recorded in Volume 391 on Page 629 of the said Official Public Records, N 01-18-43 W 850.14 feet to a 6" diameter cedar post for an angle point, N 00-15-20 W 1095.59 feet to a 2" diameter pipe corner post for an angle point and N 00-16-59 W 1017.76 feet to a 4" diameter cedar post for an angle point;

THENCE: Generally along fence, the West line of said 2043.465 acres of land, more or less, a West line of said 357.177 acres of land, more or less, and the occupied lower East line of said 6012.504 acres of land, more or less, N 01-11-14 W 3267.53 feet to a 6" diameter cedar corner post for an interior corner of said 357.177 acres of land, more or less, the occupied Northeast corner of said 6012.504 acres of land, more or less, and an interior corner of this survey;

THENCE: Generally along fence, a Southwest line of said 357.177 acres of land, more or less, and an occupied Northeast line of said 6012.504 acres of land, more or less, N 39-45-50 W 25.66 feet to a 6" diameter cedar post for an angle point and N 45-44-27 W 339.57 feet to a leaning 8" diameter cedar corner post on or near the recognized East corner of Survey No. 884, Abstract No. 1572, J. S. Beeson, original Grantee, an interior corner of said Survey No. 887, a West corner of said 357.177 acres of land, more or less, an occupied interior corner of said 6012.504 acres of land, more or less, and a West corner of this survey;

THENCE: Generally along fence, a Northwest line of said 357.177 acres of land, more or less, and an occupied Southeast line of said 6012.504 acres of land, more or less, N 53-55-10 E 291.10 feet to a leaning 24" diameter cedar stump for an angle point and N 67-40-20 E 743.63 feet to a 6" diameter cedar post for the Northwest corner of said 357.177 acres of land, more or less, an occupied interior corner of said 6012.504 acres of land, more or less, and the Northwest corner of this survey;

THENCE: Generally along fence, the North line of said 357.177 acres of land, more or less, and an occupied upper South line of said 6012.504 acres of land, more or less, the following courses:

S 86-46-48 E 295.88 feet to an 8" diameter cedar post for an angle point;

S 88-03-59 E 2306.47 feet to a 12" diameter cedar corner post for an angle point;

N 89-55-31 E 1052.80 feet to a 6" diameter cedar post for an angle point; and

N 89-29-20 E 159.39 feet to an 8" diameter cedar post on or near the recognized North line of said Survey No. 877 and the recog-

nized South line of said Survey No. 878 for an angle point;

THENCE: Generally along fence, the North line of said 357.177 acres of land, more or less, and the occupied upper South line of said 6012.504 acres of land, more or less, the following courses:

S 84-45-52 E 239.60 feet to a 4" diameter cedar post for an angle point;

S 85-28-44 E 260.79 feet to a 6" diameter cedar post for an angle point;

S 85-12-03 E 1559.21 feet to a 6" diameter cedar post for an angle point; and

S 86-18-27 E 80.88 feet to a ½" iron pin found by a 6" diameter cedar corner post for the occupied Southeast corner of said 6012.504 acres of land, more or less, the West corner of that certain 1.52 acres of land, more or less, described in a General Warranty Deed to Castle Rock Ranch LP from Marshall Storey McCrea, III, et ux, dated December 1, 2012, as recorded in Instrument No. 2013000004 of the Official Public Records of Uvalde County, Texas, and an angle point of this survey;

THENCE: Generally along fence, the North line of said 357.177 acres of land, more or less, and the South and Southwest line of said 1.52 acres of land, the following courses:

S 87-42-27 E 61.17 feet to a 6" diameter dead cedar tree for an angle point;

N 89-45-15 E 716.97 feet to an 8" diameter cedar post at the East end of a gap for an angle point;

S 89-53-27 E 736.98 feet to a 6" diameter cedar post for an angle point;

S 89-20-56 E 123.84 feet to a 6" diameter cedar post for an angle point;

N 89-58-34 E 594.21 feet to a 10" diameter cedar post for an angle point;

S 39-11-32 E 70.89 feet to a 6" diameter cedar post for an angle point; and

S 81-50-59 E 99.70 feet to a 20" diameter dead cedar tree for the Northeast corner of said 357.177 acres of land, an interior Northwest corner of said 2043.465 acres of land, more or less, an angle point in the Southwest line of said 1.52 acres of land, more or less, and an angle point of this survey;

THENCE: Generally along fence, the easternmost North line of said 2043.465 acres of land, more or less, and the Southwest and Southeast line of said 1.52 acres of land, more or less, S 64-18-55 E 165.37 feet to a 10" diameter cedar post for an angle point and N 57-18-15 E 282.09 feet to a 10" diameter cedar post on the South line of that certain 1081.12 acres of land, more or less, described in the aforementioned Deed to Castle Rock Ranch LP for the Northeast corner of said 1.52 acres of land, more or less, the West corner of that certain 3.27 acres of land,

more or less, described in the aforementioned Deed to Castle Rock Ranch LP, and an angle point of this survey

THENCE: Generally along fence, the easternmost North line of said 2043.465 acres of land, more or less, and the upper South line of said 3.27 acres of land, more or less, S 88-15-56 E 712.97 feet to a 6" diameter cedar post for an angle point and N 89-52-56 E 824.62 feet to an 8" diameter cedar corner post for the Northeast corner of said 2043.465 acres of land, more or less, an interior corner of said 3.27 acres of land, more or less, and the Northeast corner of this survey;

THENCE: Generally along fence, the upper East line of said 2043.465 acres of land, more or less, the West line of said 3.27 acres of land, more or less, and the West line of that certain 3.0001 acre tract of land described as Tract 6 in the aforementioned Deed to Castle Rock Ranch LP, S 00-12-46 E 583.53 feet to a 6" diameter cedar corner post for the Southwest corner of said 3.27 acres of land, more or less, the Southwest corner of said 3.001 acre tract of land, the Northwest corner of that certain 24.449 acre tract of land described as Tract 5 in the aforementioned Deed to Castle Rock Ranch LP, and an angle point of this survey;

THENCE: Generally along fence, the upper East line of said 2043.465 acres of land, more or less, and the West line of said 24.449 acre tract of land, S 00-17-53 W 1655.68 feet to a 6" diameter cedar post for an angle point and S 00-29-27 E 2517.29 feet to a 4" diameter cedar corner post for the upper Northwest corner of said 409.449 acres of land, more or less, the Southwest corner of said 24.449 acre tract of land, and an angle point of this survey;

THENCE: Generally along fence, the upper East line of said 2043.465 acres of land, more or less, the upper West line of said 409.449 acres of land, more or less, S 00-33-46 E 1078.96 feet to a 5/8" iron pin found by a 10" diameter cedar corner post for an interior corner of said 409.449 acres of land, more or less, the upper Southeast corner of said 2043.465 acres of land, more or less, and the upper Southeast corner of this survey;

THENCE: Generally along fence, a Southeast line of said 2043.465 acres of land, more or less, and the Northwest line of said 409.449 acres of land, more or less, S 69-09-02 W 759.19 feet to a 5/8" iron pin found by a 14" diameter cedar corner post for an interior corner of said 2043.465 acres of land, more or less, a Northwest corner of said 409.449 acres of land, more or less, and an interior corner of this survey;

THENCE: Generally along fence and the lower East line of said 2043.465 acres of land, more or less, and the middle West line of said 409.449 acres of land, more or less, the following courses:

S 03-04-31 W 558.49 feet to a 5/8" iron pin found by a 6" diameter cedar corner post for an angle point;

S 02-37-44 W 998.86 feet to a 4" diameter cedar corner post for an angle point;

S 02-22-24 W 605.18 feet to a 5/8" iron pin found by a 2" diameter pipe post for an angle point; and

S 24-19-49 W 755.96 feet to a 2" diameter pipe corner post for the middle Southeast corner of said 2043.465 acres of land, more or less, an interior corner of said 409.449 acres of land, more or less, and the middle Southeast corner of this survey;

THENCE: Generally along fence and the South line of said 2043.465 acres of land, more or less, and the North line of said 409.449 acres of land, more or less, S 88-28-12 W 239.04 feet to a 2" diameter pipe corner post for an interior corner of said 2043.465 acres of land, more or less, a middle Northwest corner of said 409.449 acres of land, more or less, and an interior corner of this survey;

THENCE: Generally along fence, the Southeast line of said 2043.465 acres of land, more or less, and the Northwest line of said 409.449 acres of land, more or less, the following courses:

S 00-54-38 E 135.43 feet to a 5/8" iron pin found 0.8 feet Southeast of a 2" diameter pipe corner post for an angle point;

S 44-25-49 W 385.86 feet to a 5/8" iron pin found 0.2 feet Southeast of fence for an angle point;

S 43-59-43 W 254.04 feet to a 2" diameter pipe post for an angle point;

S 17-31-24 W 255.31 feet to a 2" diameter pipe post for an angle point;

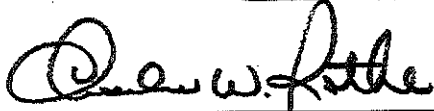
S 57-27-26 W 313.73 feet to a 2" diameter pipe post for an angle point; and

S 75-57-34 W 985.97 feet to a 2" diameter pipe post for the lower Southeast corner of said 2043.465 acres of land, more or less, and an angle point of this survey;

THENCE: Generally along fence, the South line of said 2043.465 acres of land, more or less, and the lower North line of said 409.449 acres of land, more or less, S 89-39-23 W at 48.76 feet pass a metal corner post, at 298.94 feet pass the center of a cattle guard, continuing a total distance of 342.55 feet to the POINT OF BEGINNING.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 22<sup>nd</sup> day of July, 2013.



Charles W. Rothe  
Registered Professional Surveyor No. 2453  
1705 Avenue K, P. O. Box 426  
Hondo, Texas 78861  
Ph. (830) 426-3005  
FAX (830) 426-8160

