

Cypress Roots Ranch Legal Description

BEING 645.21 acres of land, lying in Uvalde County, Texas, about 28 miles N 44°30' E of the City of Uvalde, the County Seat, with acreage out of various surveys as follows:

<u>Survey No.</u>	<u>Original Grantee</u>	<u>Abstract</u>	<u>Acres</u>
931	L. Grande	202	226.54
565	G.B. & C.N.G. R.R. Co.	792	160.20
South ½ Survey No. 342	J.D. Crane	1404	228.50
341	Beaty, Seale & Forwood	647	<u>29.97</u>
		TOTAL	645.21 acres

said 645.21 acres being described in Exhibit "C" of a Partition Deed dated July 18, 2008 between Charles L. Clodfelter and Robert C. Clodfelter as recorded in Uvalde County Clerk Document Number 20008002830, and being more particularly described by metes and bounds attached hereto and made a part hereof for all purposes.

CHANEY SURVEYING CO.

P. O. Box 523
Utopia, Texas 78884

Charles S. (Sid) Chaney, R.P.L.S.

Office: 830-966-2266
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DESCRIPTION OF: 645.21 ACRES OF LAND IN UVALDE COUNTY, TEXAS

BEING 645.21 acres of land, lying in Uvalde County, Texas, about 28 miles N 44°30' E of the City of Uvalde, the County Seat, with acreage out of various surveys as follows:

<u>Survey No.</u>	<u>Original Grantee</u>	<u>Abstract</u>	<u>Acres</u>
931	L. Grande	202	226.54
565	G.B. & C.N.G. R.R. Co.	792	160.20
South 1/2 Survey No. 342	J. D. Crane	1404	228.50
341	Beaty, Seale & Forwood	647	<u>29.97</u>
	TOTAL		645.21 acres

said 645.21 acres being described in Exhibit "C" of a Partition Deed dated July 18, 2008 between Charles L. Clodfelter and Robert C. Clodfelter as recorded in Uvalde County Clerk Document Number 2008002830, said 645.21 acres being described by metes and bounds as follows:

BEGINNING at a 9-inch cedar post at a 3-way fence corner for the S. E. corner of this described tract and the N. E. corner of a 964.60 acres tract described in a Deed from David A. Hutzler to Matthew Hutzler and wife, Rita A. Hutzler, as recorded in Volume 369, page 620 of the Official Public Records of Uvalde County, Texas, from which the S. E. corner of the said South 1/2 of Survey No. 342 and the N. E. corner of said Survey No. 341 bears East 4.7 feet (rock mound destroyed);

THENCE with fence along the North line of said 964.60 acres tract (fence described in a Boundary Agreement recorded in Volume 221, page 378 of the Deed Records of Uvalde County, Texas) as follows:

S 82°07'30" W 398.95 feet to a 6-inch cedar post;

S 86°36'20" W 230.81 feet to a 5-inch cedar post;

S 89°56'34" W 2529.31 feet to an 8-inch cedar post;

S 84°02'49" W 82.64 feet to a 5-inch cedar post;

S 67°13'38" W at 2425.73 feet pass a 6-inch cedar post on the East bank of Cherry Creek and, leaving fence, continue a total distance of 2446.11 feet to a found 3/4-inch iron rod;

THENCE S 81°53'17" W 68.72 feet to a 15-inch live oak (with old wire) from which live oak a rock mound at the S. W. corner of said South 1/2 of Survey No. 342 bears N 05°41'00" E 998.00 feet (an original bearing tree, a 12-inch live oak now 36-inch bears N 31°30' W 275.0 feet);

THENCE S 76°59'04" W 109.03 feet to an 8-inch cedar post in concrete at a 3-way fence corner;

THENCE continuing with said fence along the said North line of the 964.60 acres tract as follows:

S 75°02'36" W 1342.43 feet to a 34-inch live oak;

S 63°42'44" W 1130.31 feet to an 11-inch cedar post;

S 75°18'48" W 1123.68 feet to a 12-inch cedar post; and

N 87°52'34" W 1279.06 feet to a 60d nail in a 12-inch cedar post at a 3-way fence corner on the easterly right of way line of Texas Farm Road 187 for the N. W. corner of said 964.60 acres tract and the S. W. corner of this described tract;

THENCE generally with fence and with the said easterly right of way line N 42°22'14" W 3881.13 feet to a found 5/8-inch iron rod at the P. C. of a curve to the right having a radius of 3729.73 feet, a central angle of 61°22'24" and a chord bearing and distance of N 41°43'24" W 89.39

THENCE with the arc of said curve a distance of 89.39 feet to a found 5/8-inch iron rod at the N. W. corner of this described tract and the S. W. corner of a 670.21 acres tract described in Exhibit "B" of said Partition Deed;

THENCE with the common boundary line between said 670.21 acres and said 645.21 acres and generally with fence N 65°42'20" E crossing the Sabinal River 2480.27 feet to a found 3/4-inch

iron rod on the East bank of said Sabinal River for corner (from which a 60d nail set in the root on East side of a 48-inch cypress tree bears S 30°40'10" W 41.45 feet and a 12-inch pecan tree bears N 14°50'21" E 110.0 feet);

THENCE continuing with the said common boundary line and generally with fence S 22°08'34" E 1274.90 feet to a found 3/4-inch iron rod in a pasture fence for corner;

THENCE continuing with the said common boundary line and generally with fence S 89°54'33" E 4779.06 feet to a found 3/4-inch iron rod in another pasture fence for the S. E. corner of said 670.21 acres tract and a corner of this described tract;

THENCE continuing with the said common boundary line and generally with fence N 05°45'37" E 170.43 feet to a 7-inch post at the North end of a gate and N 05°03'03" E 1095.14 feet to a 7-inch cedar post at a 3-way fence corner, said post marking a corner of a 1978.4 acres tract described in a Deed from Rube Martin and wife, Lue S. Martin, to C. G. Pilot as recorded in Volume 81, page 608 of the Deed Records of Uvalde County, Texas;

THENCE continuing with fence and the lower South line of said 1978.4 acres tract as follows:
S 89°22'31" E 626.95 feet to a 6-inch cedar post;
S 88°58'37" E at 2673.00 feet pass a 6-inch post at East side of small gap, and continue a total distance of 3591.03 feet to a 6-inch cedar post; and
S 88°48'53" E at 964.56 feet pass a 12-inch cedar post at 3-way fence corner and continue a total distance of 1046.85 feet to an 8-inch cedar post at 3-way fence corner for the N. E. corner of this described tract, said post being on the West line of a 233.907 acres tract described in a Deed from Roberta Real Rollings and husband, Robert Rollings, to Roberta Smith Warren as recorded in Volume 439, page 236 of the Official Public Records of Uvalde County, Texas;

THENCE generally with fence S 10°32'20" W 278.24 feet to a 6-inch cedar post at angle point in fence and S 06°31'32" E at 1097.25 feet pass the S. W. corner of said 233.907 acres tract and the N. W. corner of a 325.000 acres tract described in a Deed from Robert B. Rollings and wife, Roberta R. Rollings, et al, to Matthew R. Hutzler, Rita Hutzler and David A. Hutzler as recorded in Volume 405, page 892 of the Official Public Records of Uvalde County, Texas, and continue now with the West line of said 325.000 acres tract a total distance of 1458.25 feet to a 10-inch cedar post for the S. W. corner of said 325.000 acres tract;

THENCE with fence S 04°07'55" E 66.72 feet to the PLACE OF BEGINNING.

STATE OF TEXAS
COUNTY OF UVALDE

This description is based on a survey made on the ground by me and I certify that to the best of my knowledge and belief it is true and correct.

This the 13th day of August, 2013.

Charles S. Chaney
Charles S. Chaney
Reg. Prof. Land Surveyor No. 4457
Utopia, Texas

