

Middle Verde Ranch Legal Description

Tract I: 2830.30 acres of land, more or less, being situated in Bandera and Medina Counties, Texas and more particularly described by Exhibit "A" attached hereto and made a part hereof.

Tract II: Ingress and Egress Easement containing 4.26 acres of land, more or less, situated in Bandera County, Texas and being more particularly described by Exhibit "B" attached hereto and made a part hereof.

EXHIBIT "A"

D. G. SMYTH & COMPANY, INC.

FIRM NO. 10008800

"A Statewide Professional Land Surveying Service Company"

1022 Garner Field Road, Suite C

Uvalde, Texas 78801

Office Tel. (830) 591-0858 *smythsurveyors.com* Fax (830) 591-0863

**FIELD NOTES FOR A SEVERANCE OF 2830.30 GRID ACRES OF LAND
LOCATED IN BANDERA AND MEDINA COUNTY, TEXAS
COMPLETED DECEMBER 15, 2016**

Being a severance survey of 2830.30 grid acres of land, more or less lying in Bandera and Medina County, Texas, out of and a part of Adams Beaty Survey 47, Abstract No. 19, E.P. Irr. Co. Survey 46, Abstract No. 138, M.E. Binnion Survey 1470A, Abstract No. 876, A.B. & M. Survey 40, Abstract No. 1521 (Bandera County), Abstract No. 1739 (Medina County), A.B. & M. Survey 39, Abstract No. 2501 (Bandera County), Abstract No. 33 (Medina County), Rusk Transport Co. Survey 43, Abstract No. 323 (Bandera County), Abstract No. 1596 (Medina County), J.H. Brown Survey 1260 $\frac{1}{4}$, Abstract No. 252 (Bandera County), Abstract No. 125 (Medina County), W. Avery Survey 49, Abstract No. 1432, R.T. Co. Survey 41, Abstract No. 825, G.C. & S.F. RR. Co. Survey 411, Abstract No. 1574, R.T. Co. Survey 45, Abstract No. 826, H. Harraff, Survey 1259 $\frac{1}{2}$, Abstract No. 516, R.T. Co. Survey 42, Abstract No. 1748, C.W. Lewis Survey 14, Abstract No. 1863, W. Davenport Survey 2, Abstract No. 1870, A. D.E. Salm Jr. Survey 1259 $\frac{1}{2}$, Abstract No. 341, P.L. Buquor Survey 1258, Abstract No. 122, P.L. Buquor Survey 1257, Abstract No. 121, H. & O.B. RR. Co. Survey 153, Abstract No. 1114, M. Morris Survey 1267, Abstract No. 1467, John W. Gibbons Survey 154, Abstract No. 1851, H. Gribs, Survey 423, Abstract No. 1368, and being out of and a part of that same certain tract called 14775.519 acres described in conveyance document to Middle Verde Ranch Properties, LTD., recorded in Volume 497, Page 280 of the Bandera County Official Records, Bandera County, Texas. (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, Texas South Central Zone as of the date of the survey) (Any corners called for as being set are marked on the ground with $\frac{1}{2}$ " diameter rebar with plastic identification caps stamped "R.P.L.S. 6418" attached.)

BEGINNING at a 2" diameter pipe fence corner post located at S.P.C. N=13778241.20' & E=1938827.57' for the northwest corner of that same certain tract called 75.728 acres described in conveyance document to Don D. Lee recorded in Volume 941, Page 616 of the Bandera County Deed Records and for the northeast corner of the herein described tract;

THENCE: In a southeasterly direction generally with the fence and with the common line of said 75.728 acres and the herein described tract for the following four (4) calls;

1. S 16° 24' 19" W for a distance of 1646.17 feet to a found 5/8" diameter rebar with cap marked "Rothe" marking the Southwestern corner of said 75.728 acres and a reentrant corner of the herein described tract;
2. S 69° 02' 58" E, crossing the ostensible common line of E.P. I.R.R. Co. Survey 46, Abstract No. 138 and A.B. & M. Survey 40, Abstract No. 1521 for a distance of 860.24 feet to a found 5/8" diameter rebar marking the South corner of said 75.728 acres and a reentrant corner of the herein described tract;
3. N 66° 18' 27" E, crossing the ostensible common line of A.B.&M. Survey 40, Abstract No. 1521 and E.P. I.R.R. Co. Survey 46, Abstract 138 for a distance of 671.26 feet to a found 5/8" diameter rebar with cap marked "Rothe" marking a reentrant corner of said 75.728 acres and an exterior corner of the herein described tract;
4. S 54° 55' 42" E, crossing the ostensible common line of the E.P. I.R.R. Co. Survey 46, Abstract No. 138 and M.E. Binnion Survey 1470A, Abstract No.876 for a distance of 160.13 feet to an 8" diameter cedar fence corner post marking the southeast corner of said 75.728 acre tract, an exterior corner of that same certain tract called 309.674 acres described in conveyance document to Don D. Lee recorded in Volume 539, Page 746 of the Bandera County Official Records, and an exterior corner of that same certain tract called 1514.772 acres described in conveyance document to Synergy Ranch recorded in Document# 20130045695 of the Medina County Public Records, and for an exterior corner of the herein described tract.

THENCE: In a southwesterly direction generally with the fence and with the common line of said Tract 1 1514.772 acres tract and the herein described tract for the following nineteen (19) calls;

1. S 21° 34' 41" W for a distance of 146.92 to a 2" diameter pipe fence angle post marking a deflection point of said 1514.772 acre tract and a deflection point of the herein described tract;
2. S 10° 09' 53" W, crossing the ostensible common line of the M.E. Binnion Survey 1470A, Abstract No. 876 and A.B.&M. Survey 40, Abstract No. 1521 for a distance of 356.17 feet to a 10" diameter cedar fence angle post marking a deflection point of said 1514.772 acre tract and a deflection point of the herein described tract;
3. S 09° 52' 49" W for a distance of 439.66 feet to an 8" diameter cedar fence angle post marking a deflection point of said 1514.772 acre tract and a deflection point of the herein described tract;

4. S 01° 59' 53" W for a distance of 351.36 feet to a 6" diameter cedar fence angle post marking a deflection point of said 1514.772 acre tract and a deflection point of the herein described tract;
5. S 08° 44' 19" W, crossing the indefinite county line of Bandera County and Medina County for a distance of 1113.68 feet to a 6" diameter cedar fence angle post marking a deflection point of said 1514.772 acre tract and a deflection point of the herein described tract;
6. S 74° 01' 09" W for a distance of 1313.61 feet to a 6" diameter cedar fence angle post marking a deflection of said 1514.772 acre tract and a deflection point of the herein described tract;
7. S 39° 11' 49" W for a distance of 863.07 feet to a 6" diameter cedar fence angle post marking a deflection point of said 1514.772 acre tract and a deflection point of the herein described tract;
8. S 08° 01' 44" W, crossing the ostensible common line of A.B. & M. Survey 40, Abstract No. 1739 and G.C. & S.F. R.R. Co. Survey 411, Abstract No. 1574 for a distance of 537.95 feet to a 6" diameter cedar fence angle post marking a deflection point of said 1541.772 acre tract and a deflection point of the herein described tract;
9. S 34° 53' 50" W for a distance of 154.22 feet to a t-post fence angle post marking a deflection point of said 1514.772 acre tract and a deflection point the herein described tract;
10. S 16° 41' 34" W for a distance of 1034.13 feet to a 6" diameter cedar fence angle post marking a deflection point of said 1514.772 acre tract and a deflection point of the herein described tract;
11. S 82° 51' 08" W for a distance of 697.04 feet to a 6" diameter cedar fence angle post marking a deflection point of said 1514.772 acre tract and a deflection point of the herein described tract;
12. S 27° 20' 47" W for a distance of 571.03 feet to a 6" diameter cedar fence angle post marking a deflection point of said 1514.772 acre tract and a deflection point of the herein described tract;
13. S 65° 55' 47" W, crossing the ostensible common line of G.C.&S.F. R.R. Co. Survey 411, Abstract No. 1574 and R.T. Co. Survey 42, Abstract No. 1748 for a distance of 480.31 feet to a 6" diameter cedar fence angle post marking a deflection point of said 1514.772 acre tract and a deflection point of the herein described tract,
14. S 28° 17' 17" W for a distance of 370.28 feet to a 6" diameter cedar fence angle post marking a deflection point of said 1514.772 acre tract and a deflection point of the herein described tract;

15. S 79° 03' 34" W for a distance of 762.52 feet to an 8" diameter cedar fence angle post on the ostensible common line of R.T. Co. Survey 42, Abstract 1748 and R.T. Co. Survey 41, Abstract No. 825 marking a deflection point of said 1514.772 acre tract and a deflection point of the herein described tract;
16. S 43° 03' 43" W, with the ostensible common line of R.T. Co. Survey 42, Abstract 1748 and R.T. Co. Survey 41, Abstract No. 825 for a distance of 933.53 feet to a 6" diameter cedar fence angle post marking a deflection point of said 1514.772 acre tract and a deflection point of the herein described tract;
17. S 45° 08' 52" W, with the ostensible common line of R.T. Co. Survey 42, Abstract 1748 and R.T. Co. Survey 41, Abstract No. 825 for a distance of 1413.42 feet to a 6" diameter cedar post marking the ostensible common corner of R.R. Co. Survey 41, Abstract No. 825 and W. Avery Survey 49, Abstract No. 1432 marking an exterior corner of said 1514.772 acre tract and a reentrant corner the herein described tract;
18. S 24° 44' 13" E for a distance of 487.78 feet to a 6" diameter cedar fence corner post marking a reentrant corner of said 1514.772 acre tract and an exterior corner the herein described tract;
19. S 66° 15' 21" W crossing the ostensible common corner of H.E. & W.T. R.R. Co. Survey 403, Abstract No. 1170 and H. Harraff Survey 1259 ½, Abstract No. 516, continuing on the same course with the ostensible common line of H.E. & W.T. R.R. Co. Survey 403, Abstract No. 1170 and J. Harraff Survey 1259 ½, Abstract No. 516 for a distance of 1798.97 feet to a found 5/8" diameter rebar with cap marked "Koch & Koch" at the ostensible common corner of H.E. & W.T. R.R. Co. Survey 403, Abstract No. 1170 and M. Farin Survey 1259, Abstract No. 973 marking the western corner of said 1514.772 acre tract, the northern corner of that same certain tract called 2749.231 acres described in conveyance document to James Otis Evans Jr. recorded in Document # 2013008371 of the Medina County Public Records and a deflection point the herein described tract;

THENCE: In a southerly direction generally with the fence and with the common line of said 2749.231 acre tract and the herein described tract for the following sixteen (16) calls.

1. S 64° 10' 27" W with the ostensible common line of J. Harraf Survey 1259 ½, Abstract No. 516 and M. Farin Survey 1259, Abstract No. 973 for a distance of 562.77 feet to a 5/8" diameter rebar marking a deflection point of said 2749.231 acre tract and a deflection point of the herein described tract;
2. S 65° 46' 10" W with the ostensible common line of J. Harraf Survey 1259 ½, Abstract No. 516 and M. Farin Survey 1259, Abstract No. 973 passing the ostensible common corner of H. Harraf Survey 1259 ½, Abstract No. 516 and C.W. Lewis Survey 14, Abstract No. 1863, continuing on the same course with the ostensible common line of C.W. Lewis Survey 14, Abstract No. 1863 and M. Farin Survey 1259 ½, Abstract No. 973 for a distance of 2073.47 feet to a found 5/8"

diameter rebar with cap marked "Koch & Koch" on the ostensible common corner of H. & O.B. R.R. Co. Survey 153, Abstract No. 1114, and M Farin Survey 1259, Abstract No. 973 marking the northwest corner of said 2749.231 acre tract and a reentrant corner of the herein described tract;

3. S 25° 53' 23" E with the ostensible common line of M. Farin Survey 1259, Abstract No. 973 and H. & O.B. R.R. Co. Survey 153, Abstract No. 1114 passing the ostensible common corner of H. Gribs Survey 423, Abstract No. 1368 and M. Farin Survey 1259, Abstract No. 973, continuing on the same course for a distance of 2885.31 feet to a 6" diameter cedar fence angle post on the ostensible common line of H. & O.B. R.R. Co. Survey 153, Abstract No. 1114 and H. Gribs Survey 423, Abstract No. 1368 marking a deflection point of said 2749.231 acre tract and a deflection point of the herein described tract;
4. S 03° 40' 26" E for a distance of 7.23 feet to a 6" diameter cedar fence angle post marking a deflection point of said 2749.231 acre tract and a deflection point of the herein described tract;
5. S 66° 35' 05" E crossing the ostensible common line of H. & O.B. R.R. Co. Survey 153, Abstract No. 1114 and H. Gribs Survey 423, Abstract No. 1368 for a distance of 109.29 feet to a 6" diameter cedar fence angle post marking a deflection point of said 2749.231 acre tract and a deflection point of the herein described tract;
6. N 57° 45' 36" E for a distance of 141.86 feet to a 6" diameter cedar fence angle post marking a deflection point of said 2749.231 acre tract and a deflection point of the herein described tract;
7. S 75° 00' 11" E crossing the ostensible common line of H. Gribs Survey 423, Abstract No. 1368 and P.L. Buquor Survey 1258, Abstract No. 122 for a distance of 130.24 feet to a 6" diameter cedar fence angle post marking a deflection point of said 2749.231 acre tract and a deflection point of the herein described tract;
8. S 52° 47' 59" E for a distance of 31.27 feet to a 6" diameter cedar fence angle post marking a deflection point of said 2749.231 acre tract and a deflection point of the herein described tract;
9. S 01° 22' 09" E for a distance of 64.32 feet to a 6" diameter cedar fence angle post marking a deflection point of said 2749.231 acre tract and a deflection point of the herein described tract;
10. S 76° 23' 18" E for a distance of 206.67 feet to a 6" diameter cedar fence angle post marking a deflection point of said 2749.231 acre tract and a deflection point of the herein described tract;
11. S 61° 22' 44" E for a distance of 511.40 feet to a 6" diameter cedar fence angle post marking a deflection point of said 2749.231 acre tract and a deflection point of the herein described tract;

12. S 46° 07' 29" E for a distance of 793.60 feet to a 6" diameter cedar fence angle post marking a deflection point of said 2749.231 acre tract and a deflection point of the herein described tract:
13. S 29° 09' 23" E for a distance of 435.05 feet to a 6" diameter cedar fence angle post marking a deflection point of said 2749.231 acre tract and a deflection point of the herein described tract:
14. S 05° 44' 14" E for a distance of 192.13 feet to a 6" diameter cedar fence angle post marking a deflection point of said 2749.231 acre tract and a deflection point of the herein described tract:
15. S 02° 03' 17" W crossing the ostensible common line of P.L. Boquor Survey 1258, Abstract No. 122 and P.L. Boquor Survey 1257, Abstract No. 121 for a distance of 608.87 feet to a 6" diameter cedar fence angle post marking a deflection point of said 2749.231 acre tract and a deflection point of the herein described tract:
16. S 24° 16' 43" E for a distance of 810.39 feet to a 2" diameter pipe fence corner post marking a deflection point of said 2749.231 acre tract, the northeast corner of that same certain tract called 283.55 acres described in conveyance document to Robert and Cheryl Rodgers recorded in Volume 468, Page 324 of the Medina County Public Records, and marking the southeast corner of the herein described tract.

THENCE: In a westerly direction generally with the fence and with the common line of said 283.55 acre tract and the herein described tract for the following twelve (12) calls:

1. S 76° 25' 43" W crossing the ostensible common line of P.L. Boquor Survey 1257, Abstract No. 121 and H.Gribs Survey 423, Abstract No. 1368 for a distance of 499.63 feet to a 2" diameter pipe fence angle post marking a deflection point of said 283.55 acre tract and a deflection point of the herein described tract;
2. S 57° 34' 25" W for a distance of 243.70 feet to a 2" diameter pipe fence angle post marking a deflection point of said 283.55 acre tract and a deflection point of the herein described tract;
3. S 40° 22' 30" W for a distance of 569.52 feet to a 2" diameter pipe fence angle post marking a deflection point of said 283.55 acre tract and a deflection point of the herein described tract;
4. S 83° 51' 32" W for a distance of 488.08 feet to a 2" diameter pipe fence angle post marking a deflection point of said 283.55 acre tract and a deflection point of the herein described tract;
5. S 66° 10' 48" W for a distance of 418.61 feet to a 2" diameter pipe fence corner post marking a reentrant corner of said 283.55 acre tract and an exterior corner of the herein described tract;

6. N 42° 14' 38" W crossing the ostensible common line of H. Gribs Survey 423, Abstract No. 1368 and H. & O.B R.R. Co. Survey 153, Abstract No. 1114 for a distance of 1161.11 feet to a 2" diameter pipe fence angle post marking a deflection point of said 283.55 acre tract and a deflection point of the herein described tract;
7. N 04° 52' 22" W for a distance of 771.38 feet to a 2" diameter pipe fence angle post marking a deflection point of said 283.55 acre tract and a deflection point of the herein described tract;
8. N 36° 11' 10" W for a distance of 203.36 feet to a 2" diameter pipe fence angle post marking a deflection point of said 283.55 acre tract and a deflection point of the herein described tract;
9. N 58° 08' 06" W for a distance of 500.13 feet to a 2" diameter pipe fence angle post marking a deflection point of said 283.55 acre tract and a deflection point of the herein described tract;
10. S 71° 46' 02" W for a distance of 333.01 feet to a 2" diameter pipe fence angle post marking a deflection point of said 283.55 acre tract and a deflection point of the herein described tract;
11. S 21° 53' 19" W for a distance of 522.18 feet to a 2" diameter pipe fence angle post marking a deflection point of said 283.55 acre tract and a deflection point of the herein described tract;
12. S 79° 17' 31" W for a distance of 442.20 feet to a 2" diameter pipe fence angle post marking a deflection of said 283.55 acre tract and a deflection point of the herein described tract;

THENCE: N 79° 47' 11" W generally with the fence, with the common line of said 283.55 acre tract and the herein described tract at a distance of 71.05 feet passing the northwest corner of said 283.55 acres tract, also passing the northeast corner of that same certain tract called 171.89 acres described in conveyance document to Todd Acrement recorded in Volume 560, Page 198 of the Medina County Public Records, continuing on the same course for a total distance of 758.07 feet to a 2" diameter pipe fence angle post marking the northwest corner of said 171.89 acre tract, the northeast corner of that same certain tract called Tract 2, 257.54 acre tract described in conveyance document to AAMB INC., recorded in Volume 630, Page 946 of the Medina County Public Records, and a deflection point for the herein described tract;

THENCE: N 79° 52' 06" W generally with the fence, with the common line of said 257.54 acres tract and the herein described tract for a distance of 274.77 feet to a 2" diameter pipe fence angle post marking a deflection point of said 257.54 acre tract and a deflection point of the herein described tract;

THENCE: N 81° 36' 03" W generally with the fence, with the common line of said 257.54 acre tract and the herein described tract for a distance of 774.35 feet to a 2" diameter pipe fence angle post marking a deflection point of said 257.54 acres tract and a deflection point of the herein described tract;

THENCE: N 45° 22' 10" W, generally with the fence, with the common line of said 257.54 acre tract and the herein described tract at a distance of 94.28 feet passing the common corner of said 257.54 acre tract and that same certain tract called Tract 2 207.20 acres described in conveyance document to AAMB INC., recorded in Volume 630, Page 946 of the Medina County Public Records, continuing on the same course for a total distance of 1023.85 feet to a 2" diameter pipe fence angle post marking a deflection point of said 207.20 acre tract and a deflection point of the herein described tract;

THENCE: In a westerly direction generally with the fence and with the common line of said 207.20 acre tract and the herein described tract for the following five (5) calls:

1. N 62° 50' 58" W for a distance of 219.59 feet to a 2" diameter pipe fence angle post marking a deflection point of said 207.20 acre tract and a deflection point of the herein described tract;
2. N 66° 56' 46" W crossing the ostensible common line of H. & O.B. R.R. Co. Survey 153, Abstract 1114 and John W. Gibbons Survey 154, Abstract 1851 for a distance of 1074.52 feet to a 2" diameter pipe fence angle post marking a deflection point of said 207.20 acre tract and a deflection point of the herein described tract;
3. S 58° 33' 07" W for a distance of 628.60 feet to a 2" diameter pipe fence angle post marking a deflection point of said 207.20 acre tract and a deflection point of the herein described tract;
4. S 66° 22' 50" W for a distance of 261.02 feet to a 2" diameter pipe fence corner post marking a reentrant corner of said 207.20 acre tract and an exterior corner the herein described tract;
5. N 14° 52' 24" W for a distance of 47.38 feet to a 2" diameter pipe fence angle post marking the common corner of said 207.20 acre tract and that same certain tract called 120.97 acres described in conveyance document to Robert Burnett recorded in Volume 790, Page 1122 of the Medina County Public Records, and an exterior corner of the herein described tract;

THENCE: In a northwesterly direction generally with the fence and with the common line of said 120.97 acre tract and the herein described tract for the following five (5) calls:

1. N 36° 22' 51" E for a distance of 439.99 feet to a 2" diameter pipe fence angle post marking a deflection point of said 120.97 acre tract and a deflection point of the herein described tract;
2. N 12° 24' 11" W crossing the ostensible common line of John W. Gibbons Survey 154, Abstract No. 1851 and M. Morris Survey 1267, Abstract No. 1467 for a distance of 123.88 feet to a 2" diameter pipe fence angle post marking a deflection point of said 120.97 acre tract and a deflection point of the herein described tract;

3. N 60° 59' 59" W for a distance of 386.37 feet to a 2" diameter pipe fence angle post marking a deflection point of said 120.97 acre tract and a deflection point of the herein described tract;
4. N 16° 52' 31" W for a distance of 214.81 feet to a 2" diameter pipe fence angle post marking a deflection point of said 120.97 acre tract and a deflection point of the herein described tract;
5. S 87° 23' 32" W for a distance of 815.84 feet to a found 5/8" diameter rebar on the ostensible common corner of B.S. & F. Survey 1, Abstract No. 151 and W. Davenport Survey 2, Abstract No. 1870 marking the northwest corner of said 120.97 acre tract, on the east line of that same certain tract called 2926.65 acres described in conveyance document to H.J. Young Ranch LTD., recorded in Volume 826, Page 390 of the Medina County Public Records and the southwest corner of the herein described tract;

THENCE: N 00° 12' 20" W generally with the fence, with the common line of said 2926.65 acre tract and the herein described tract, with the ostensible common line of B.S. & F. Survey 1, Abstract No. 151 and W. Davenport Survey 2, Abstract No. 1870 at a distance of 2841.48 feet passing an 8" diameter cedar post, continuing on the same course for a total distance of 3448.21 feet to a corner (not set) at the ostensible common corner of W. Davenport Survey 2, Abstract No. 1870 and E. Gibbons Survey 2, Abstract No. 1286 marking the southwest corner of that same certain tract called 1070 acres described in conveyance document to Nicholson Partners recorded in Volume 3, Page 422 of the Medina County Official Public Records and an exterior corner of the herein described tract;

THENCE: With the fence and with the common line of said 1070 acre tract and the herein described tract for the following nine (9) calls:

1. N 89° 41' 55" E with the ostensible common line of E. Gibbons Survey 2, Abstract No. 1286 and W. Davenport Survey 2, Abstract No. 1870 at a distance of 572.33 passing an 8" cedar fence angle post, continuing on the same course for a total distance of 2803.83 feet to an 8" diameter cedar fence angle post on the ostensible common corner of E. Gibbons Survey 2, Abstract No. 1286 and W. Davenport Survey 2, Abstract No. 1870, marking a reentrant corner of said 1070 acre tract and an exterior corner of the herein described tract;
2. S 15° 03' 57" W with the ostensible common line of J.D. Gibbons Survey 1250, Abstract No. 1382 and W. Davenport Survey 2, Abstract No. 1870 for a distance of 279.59 feet to an 8" diameter cedar fence angle post at the ostensible common corner of J.D. Gibbons Survey 1250, Abstract No. 1382 and A.D.E. Salm Jr. Survey 1259 ½, Abstract No. 341 marking an exterior corner of said 1070 acre tract and a reentrant corner of the herein described tract;
3. S 71° 46' 51" E for a distance of 1024.78 feet to an 8" diameter cedar fence angle post marking a deflection point of said 1070 acre tract and a deflection point of the herein described tract;

4. S 89° 53' 12" E for a distance of 288.71 feet to an 8" diameter cedar fence angle post on the ostensible common line of J.D. Gibbons Survey 1250, Abstract No. 1382 and A. D.E. Salm Jr. Survey 1259 ½, Abstract No. 341 marking a deflection point of said 1070 acre tract and a deflection point of the herein described tract;
5. S 75° 45' 43" E with the ostensible common line of J.D. Gibbons Survey 1250, Abstract No. 1382 and A. D.E. Salm Jr. Survey 1259 ½, Abstract No. 341, passing the ostensible common corner of J.D. Gibbons Survey 1250, Abstract No. 1382 and C.W. Lewis Survey 14, Abstract No. 1863, continuing on the same course for a distance of 694.43 feet to a 12" diameter cedar fence corner post on the ostensible common line of A. D.E. Salm Jr. Survey 1259 ½, Abstract No. 341 and C.W. Lewis Survey 14, Abstract No. 1863 marking an exterior corner of said 1070 acre tract and a reentrant corner of the herein described tract;
6. N 11° 00' 55" E for a distance of 1909.44 feet to a 10" diameter cedar fence angle post marking the ostensible common corner of J.D. Gibbons Survey 1250, Abstract No. 1382 and C.W. Lewis Survey 14, Abstract No. 1863, marking a deflection point of said 1070 acre tract and a deflection point of the herein described tract;
7. N 44° 42' 44" W for a distance of 1106.90 feet to a 10" diameter cedar fence angle post marking a deflection point of said 1070 acre tract and a deflection point of the herein described tract;
8. N 59° 34' 24" W for a distance of 2725.87 feet to an 8" diameter cedar fence angle post marking a deflection point of said 1070 acre tract and a deflection point of the herein described tract;
9. N 51° 27' 07" W for a distance of 163.64 feet to a 10" diameter cedar fence corner post at the ostensible common corner of R.T. Co. Survey 46, Abstract No. 1531 and C.W. Lewis Survey 14, Abstract No. 1863 marking a deflection point of said 1070 acre tract and a deflection point of the herein described tract;

THENCE: In a northeasterly direction generally into said parent tract for the following nineteen (19) calls:

1. N 67° 52' 05" E crossing the ostensible common line of C.W. Lewis Survey 14, Abstract No. 1863 and R.T. Co. Survey 45, Abstract No. 826 for a distance of 3042.05 feet to an 8" diameter cedar fence post marking a deflection point of the herein described tract;
2. N 58° 54' 36" E for a distance of 1342.89 feet to a 10" diameter cedar fence angle post on the ostensible common line of J.H. Brown Survey 1260 1/4, Abstract No. 125 and R.T. Co. Survey 45, Abstract No. 826 marking a deflection point of the herein described tract;
3. N 59° 47' 30" E generally with the fence for a distance of 303.26 feet to a 6" diameter cedar fence angle post marking a deflection point of the herein described tract;

4. N 62° 27' 49" E generally with the fence for a distance of 233.81 feet to a 6" diameter cedar fence angle post marking a deflection point for the herein described tract;
5. N 55° 10' 06" E generally with the fence for a distance of 149.97 feet to a 12" diameter cedar fence angle post marking a deflection point for the herein described tract;
6. N 01° 26' 58" E generally with the fence for a distance of 259.60 feet to a 6" diameter cedar fence angle post marking a deflection point for the herein described tract;
7. N 01° 30' 11" E generally with the fence for a distance of 240.66 feet to a 6" diameter cedar fence angle post marking a deflection point for the herein described tract;
8. N 01° 27' 28" E generally with the fence for a distance of 74.60 feet to a 6" diameter cedar fence angle post marking a deflection point for the herein described tract;
9. N 01° 35' 55" E generally with the fence for a distance of 79.11 feet to a 6" diameter cedar fence angle post marking a deflection point for the herein described tract;
10. N 34° 01' 38" W generally with the fence for a distance of 131.72 feet to a 6" diameter cedar fence angle post marking a deflection point for the herein described tract;
11. N 34° 35' 16" W generally with the fence for a distance of 203.61 feet to a 6" diameter cedar fence angle post marking a deflection point for the herein described tract;
12. N 34° 15' 13" W generally with the fence for a distance of 226.88 feet to a 6" diameter cedar fence angle post marking a deflection point for the herein described tract;
13. N 34° 20' 27" W generally with the fence for a distance of 735.35 feet to a 6" diameter cedar fence post marking an exterior corner of the herein described tract;
14. N 63° 29' 44" E generally with the fence for a distance of 100.54 feet to a 6" diameter cedar fence angle post marking a deflection point for the herein described tract;
15. N 63° 38' 20" E generally with the fence for a distance of 583.10 feet to a 6" diameter cedar fence post marking a reentrant corner of the herein described tract;

16. N 32° 13' 41" W crossing the indefinite county line between Medina County and Bandera County and also crossing the ostensible common line of J.H. Brown Survey 1260 ¼, Abstract No. 252 and Rusk Transport Co. Survey 43, Abstract No. 323 for a distance of 1110.15 feet to a 6" diameter cedar fence post on the ostensible common line of T. Leckie Survey 1260 ½, Abstract No. 252 and Rusk Transport Co. Survey 43, Abstract No. 323 marking an exterior corner of the herein described tract;
17. N 69° 41' 52" E for a distance of 1895.65 feet to a 6" diameter cedar fence angle post marking a deflection point of the herein described tract;
18. N 74° 27' 16" E crossing the ostensible common line of Rusk Transport Survey 43, Abstract No. 323 and A.B. & M. Survey 39, Abstract No. 2501, continuing on the same course crossing the ostensible common line of A.B. & M. Survey 39, Abstract No 2501 and Adams Beaty Survey 47, Abstract No. 19 for a distance of 4998.30 feet to an 8" diameter cedar fence angle post marking a deflection point of the herein described tract;
19. N 74° 34' 56" E crossing the ostensible common line of Adams Beaty Survey 47, Abstract No. 19 and E.P. I.R.R. Co. Survey 46, Abstract No. 138 for a distance of 3594.22 feet to the **Place of Beginning** and containing 2830.30 grid acres of land, more or less, within the herein described boundary according to an actual on the ground survey performed by D. G. SMYTH & CO., INC. and completed on December 15, 2016.

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 Logrbrink Registered Professional Land Surveyor/No. 6418

PROJECT NO. 15-5907

EXHIBIT "B"

D. G. SMYTH & COMPANY, INC.

FIRM NO. 10008800

"A Statewide Professional Land Surveying Service Company"

1022 Garner Field Road, Suite C

Uvalde, Texas 78801

Office Tel. (830) 591-0858 *smythsurveyors.com* Fax (830) 591-0863

**FIELD NOTES FOR AN EASEMENT CONTAINING 4.26 GRID
ACRES OF LAND LOCATED IN BANDERA COUNTY, TEXAS
COMPLETED DECEMBER 19, 2016**

Being an easement containing 4.26 grid acres of land, more or less lying in Bandera County, Texas, out of and parts of F. Gaytan Survey 1469, Abstract No. 155, M.E. Binnion Survey 1470A, Abstract No. 876, and E.P. Irr. Co. Survey 46, Abstract No. 138, and being out of and a part of that same certain tract called 14775.519 acres described in conveyance document to Middle Verde Ranch Properties, LTD., recorded in Volume 497, Page 280 of the Bandera County Official Records, Bandera County, Texas. (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, Texas South Central Zone as of the date of the survey) (Any corners called for as being set are marked on the ground with 1/2" diameter rebar with plastic identification caps stamped "R.P.L.S. 6418" attached.)

BEGINNING at a 2" diameter pipe fence corner post located at S.P.C. N=13778222.44' & E=1938759.50' for an exterior corner of said 14775.519 acres and an exterior corner of the herein described tract;

THENCE: N 16° 24' 19" E for a distance of 70.40 feet to a point marking an exterior corner of the herein described tract;

THENCE: N 74° 17' 28" E for a distance of 1104.46 feet to a point on the ostensible common line of F. Gaytan Survey 1469, Abstract No. 155 and E.P. Irr. Co. Survey 46, Abstract No. 138, also on the common line of said 14775.519 acres tract and that same certain tract called 272.49 acres described in conveyance document to William Gray recorded in Volume 887, Page 702 of the Bandera County Official Records, marking a deflection point of the herein described tract;

THENCE: S 52° 54' 58" E with the common line of said 272.49 acres tract and the herein described tract, with the ostensible common line of F. Gaytan Survey 1469, Abstract No. 155 and E.P. Irr. Co. Survey 46, Abstract No. 138 for a distance of 1175.28 feet to an 8" diameter cedar fence angle post on the ostensible common corner of E.P. Irr. Co. Survey 46, Abstract No. 138 and M.E. Binnion Survey 1470A, Abstract No. 876 marking a deflection point of the herein described tract;

THENCE: S 62° 30' 35" E with the common line of said 272.49 acres tract and the herein described tract for a distance of 181.89 feet to an 8" diameter cedar fence angle post marking a deflection point of the herein described tract;

THENCE: N 34° 37' 06" E with the common line of said 272.49 acres tract and the herein described tract for a distance of 779.66 feet to a point marking an exterior corner of the herein described tract;

THENCE: S 55° 22' 54" E with the common line of said 272.49 acres tract and the herein described tract for a distance of 59.96 feet to a 2" diameter pipe fence corner post marking an exterior corner of said 272.49 acres tract, marking a deflection point of that same certain tract called 309.674 acres described in conveyance document to Don D. Lee recorded in Volume 539, Page 746 of the Bandera County Official Records, and marking an exterior corner of the herein described tract;

THENCE: S 34° 35' 43" W with the common line of said 309.674 acres and the herein described tract crossing the ostensible common line of F. Gaytan Survey 1469, Abstract No. 155 and M.E. Binion Survey 1470A, Abstract No. 876 for a distance of 832.77 feet to a 2" diameter pipe fence corner post marking a reentrant corner said 309.674 acres tract and marking an exterior corner of the herein described tract;

THENCE: N 62° 13' 47" W with the common line of said 309.674 acres and the herein described tract for a distance of 240.91 feet to a 2" diameter pipe fence angle post marking an exterior corner of said 309.674 acres tract, also marking the northeast corner of that same certain tract called 75.728 acres described in conveyance document to Don D. Lee recorded in Volume 941, Page 616 of the Bandera County Deed Records, and marking a deflection point of the herein described tract;

THENCE: N 51° 59' 04" W with the common line of said 75.728 acres and the herein described tract crossing the ostensible common line of M.E. Binnion Survey 1470A, Abstract No. 876 and E.P. Irr. Co. Survey 46, Abstract No. 138 for a distance of 1135.11 feet to a 2" diameter pipe fence angle post marking an exterior corner of said 75.728 acres tract and marking a reentrant corner of the herein described tract;

THENCE: S 74° 18' 35" E at a distance of 1065.76 feet passing a 2" diameter pipe fence corner post marking the northwest corner of said 75.728 acres tract, continuing on the same course for a total distance of 1136.37 feet to the **Place of Beginning** and containing 4.26 grid acres of land, more or less, within the herein described boundary according to an actual on the ground survey performed by D. G. SMYTH & CO., INC. and completed on December 19, 2016.

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 Logbrinek Registered Professional Land Surveyor/No. 6418

PROJECT NO. 15-5907