

Concan Ranch Legal Description

A survey of 2015.552 acres of land situated about 21.3 miles N 21° E of Uvalde, in Uvalde County, Texas, having acreage in the following original surveys:

Sur. No.	Original Grantee	Abst. No.	Acres
284	C. James Richarz	1494	238.668
761	C.C.S.D. & R.G.N.G. R.R. Co.	861	435.185
762	C. James Richarz	1495	641.969
766	C. James Richarz	1493	697.507
962	Charles Peters	1491	<u>2.223</u>
	Total		2015.552

said 2015.552 acres of land being that same property called 2013.001 acres in a Deed to Concan Ranch, LP from Collins Family, LLC, dated February 5, 2009, as recorded in Instrument No. 2009000751 of the Official Public Records of Uvalde County, Texas, 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 2015.552 acres of land situated about 21.3 miles N 21° 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>
284	1494	C. James Richarz	238.668
761	861	C.C.S.D. & R.G. N.G. RR. Co.	435.185
762	1495	C. James Richarz	641.969
766	1493	C. James Richarz	697.507
962	1491	Charles Peters	<u>2.223</u>
		Total	2015.552

said 2015.552 acres of land being that same property called 2013.001 acres in a Deed to Concan Ranch, LP from Collins Family, LLC, dated February 5, 2009, as recorded in Instrument No. 2009000751 of the Official Public Records of Uvalde County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: At a 5/8" iron pin found in a 4" diameter round concrete marker 1.27 feet Southeast of an 8" diameter cedar corner post on the recognized Northeast line of Survey No. 195, Abstract No. 578, H. & G.N. RR. Co., original Grantee, and the Northeast line of that certain 25 acres of land, more or less, being Tract 191 of Concan Ranch Subdivision (un-recorded) described in a Deed to Fred E. Weimer from the Estate of S.O.A.W. Enterprises, Inc., dated March 12, 1999, as recorded in Volume 413 on Page 324 of the aforementioned Official Public Records for the recognized West corner of said Survey No. 762, the recognized South corner of said Survey No. 761, the upper South corner of that certain 403.72 acres of land, more or less, described in a Deed to The Eddyanne Ranch Family Limited Partnership from David L. Carter, et ux, dated December 12, 2012, as recorded in Instrument No. 2012004337 of the said Official Public Records, and a middle West corner of this survey from which a 1/2" iron pin found in a concrete monument in a rock mound on the recognized Southwest line of said Survey No. 761 for the North corner of said Survey No. 195, the East corner of Survey No. 763, Abstract No. 903, G. C. & S. F. RR. Co., original Grantee, and the lower East corner of Survey No. 764, Abstract No. 1262, H. S. Johnson, original Grantee, bears N 65-07-23 W 608.77 feet, from said 1/2" iron pin in concrete monument a 2" diameter pipe corner post bears N 15-06-58 W 5.13 feet and a 14" diameter cedar tree (now 24" and marks visible) bears S 07-45-21 E 49.46 feet (17.81 varas) (S 9 1/2° E 17.6 varas-record);

THENCE: Generally along fence, the recognized Northwest line of said Survey No. 762, the recognized Southeast line of said Survey No. 761, and the upper Southeast line of said 403.72 acres of land, more or less, N 25-03-16 E 1739.83 feet to a 3/4" iron pin found in a rock mound 7.60 feet Northeast of a 5" diameter pipe corner post for the East corner of said 403.72 acres of land, more or less, and an interior corner of this survey;

THENCE: Along the Northeast line of said 403.72 acres of land, more or less, N 65-50-22 W at 208.49 feet pass 0.75 feet Southwest of a 3" diameter pipe post in a high deer proof fence, at 432.68 feet pass the centerline of the main entrance road, at 451.14 feet pass 0.75 feet Northeast of a 3" diameter pipe corner post on the West side of said main entrance road, at 2178.48 feet pass 23.41 feet Southwest of a 3" diameter pipe corner post, at 2727.78 feet pass a 3" diameter pipe post, continuing generally along said fence a total distance of 5303.16 feet to a 5/8" iron

pin found in a 4" diameter round concrete marker by a 3" diameter pipe corner post on the recognized Northwest line of said Survey No. 761 and the recognized lower Southeast line of said Survey No. 766, for the North corner of said 403.72 acres of land, more or less, and an interior corner of this survey;

THENCE: Generally along fence, the recognized Northwest line of said Survey No. 761, the recognized lower Southeast line of said Survey No. 766, and the upper Northwest line of said 403.72 acres of land, more or less, S 25-01-09 W 377.91 feet to a 5/8" iron pin found in a 4" diameter round concrete marker by 3" diameter pipe corner post for the recognized westernmost South corner of said Survey No. 766, the recognized upper Southeast corner of Survey No. 765, Abstract No. 906, G. C. & S. F. RR. Co., original Grantee, the recognized Northeast corner of said Survey No. 764, an angle point in the upper West line of said 403.72 acres of land, more or less, the Northeast corner of that certain 1218.3 acre tract of land described in a Deed to Texas R.G.V., Ltd. from The Estate of Michael L. Stoner, Deceased, dated October 1, 1999, as recorded in Volume 424 on Page 577 of the said Official Public Records, the lower Southeast corner of that certain 685.94 acre tract of land described in a Deed to John S. Graves, Jr., et ux from Kenneth W. Arthur, et ux, dated February 25, 1994, as recorded in Volume 335 on Page 453 of the said Official Public Records, and the upper Southwest corner of this survey from which a marked 14" diameter cedar tree bears N 42-18-57 E 3.93 feet and a marked 20" diameter cedar tree bears N 17-14-03 E 23.02 feet;

THENCE: Along the recognized West line of said Survey No. 766, the recognized East line of said Survey No. 765, and the lower East line of said 685.94 acre tract of land, N 16-03-35 W at 2424.86 feet pass a high boundary fence 1.95 feet Southwest of a 3" diameter pipe corner post, continuing generally along said fence a total distance of 3735.93 feet to a 5/8" iron pin found by a 3" diameter pipe corner post for the South corner of that certain 23.12 acre tract of land described in a Deed to John S. Graves, Jr., et ux from Reginald B. Whitmire and Paul M. Collins, Trustees, dated August 17, 2005, as recorded in Volume 570 on Page 193 of the said Official Public Records, for the lower Northwest corner of this survey;

THENCE: Generally along said high fence and the Southeast line of said 23.12 acre tract of land, the following courses:

N 62-41-20 E 418.54 feet to a 3" diameter pipe post for an angle point;

N 40-02-44 E 366.24 feet to a 3" diameter pipe post for an angle point;

N 38-29-28 E 434.29 feet to a 3" diameter pipe post for an angle point;

N 09-40-13 E 227.62 feet to a 3" diameter pipe post for an angle point; and

N 13-33-26 E at 236.36 feet pass a 5/8" iron pin found at the point-of-intersection of said new high fence and an old boundary fence, continuing a total distance of 261.16 feet to a point on the recognized North line of said Survey No. 766, the recognized South line of Survey No. 609, Abstract No. 744, Brooks &

Burleson, original Grantee, and the upper South line of said 685.94 acre tract of land for the upper Northwest corner of this survey;

THENCE: Along the recognized North line of said Survey No. 766, the recognized South line of said Survey No. 609, the recognized South line of the S ½ of Survey No. 610, Abstract No. 1643, C. James Richarz, original Grantee, the recognized westernmost South line of Survey No. 969, Abstract No. 1095, G.C. & S.F. RR. Co., original Grantee, the upper South line of said 685.94 acre tract of land, the South line of that certain 320 acres of land, more or less, described as Second Tract and the South line of that certain 187.74 acre tract of land described as Third Tract in a Deed to Betty J. Bludworth from Betty J. Bludworth, Independent Executrix of the Estate of Harold M. Bludworth, Deceased, dated January 10, 2012, as recorded in Instrument No. 2012000254 of the said Official Public Records, N 83-37-45 E at 1328.46 feet intersect high fence, at 1978.52 feet pass 11.33 feet South of a 3" diameter pipe corner post at the North end of an offset in fence for the recognized Southeast corner of said Survey No. 609, the recognized Southwest corner of the S ½ of said Survey No. 610, the upper Southeast corner of said 685.94 acre tract of land, and the Southwest corner of said 320 acres of land, more or less, said point being 13.28 feet North of a 3" diameter pipe corner post at the South end of said offset in fence, at 2937.15 feet intersect high fence, at 3576.26 feet pass 8.85 feet South of a 3" diameter pipe post, at 4157.07 feet intersect high fence, at 5604.65 feet pass 22.06 feet North of a 3" diameter pipe post at the West end of a gate, at 7088.61 feet pass the recognized Southeast corner of said Survey No. 610, the recognized Southwest corner of said Survey No. 969, the Southeast corner of said 320 acres of land, more or less, and the Southwest corner of said 187.74 acre tract of land, at 8716.80 feet intersect high fence, at 8890.18 feet pass 1.17 feet South of a 3" diameter pipe post, at 9111.38 feet pass 1.25 feet North of a 3" diameter pipe corner post, continuing a total distance of 9112.10 feet to a 6" diameter round tile filled with concrete for the recognized Northeast corner of said Survey No. 766, the recognized lower Northwest corner of Survey No. 1035, Abstract No. 1395, C.T. & M. C. RR. Co., original Grantee, the Northwest corner of that certain 317.157 acre tract of land being Division No. Five of the partition of the Story Ranch described in a Gift Deed to Peggy Lynn Brink from Doris Esther Story, dated July 8, 2011, as recorded in Instrument No. 2011002082 of the said Official Public Records, and the upper Northeast corner of this survey;

THENCE: Generally along fence, the recognized East line of said Survey No. 766, the recognized lower West line of said Survey No. 1035, and in part along the recognized upper West line of said Survey No. 962, S 00-02-06 E 2936.45 feet to a 5/8" iron pin found by a steel "T" post for the Southwest corner of said 317.157 acre tract of land, the Northwest corner of another 317.157 acre tract of land being Division No. Four of the partition of said Story Ranch described in a Gift Deed to Jack Douglas Story from Doris Esther Story, dated July 8, 2011, as recorded in Instrument No. 2011002081 of the said Official Public Records, and an angle point of this survey;

THENCE: Generally along fence, the recognized East line of said Survey No. 766, the recognized upper West line of said Survey No. 962, and the West line of said Jack Douglas Story 317.157 acre tract of land, S 00-00-39 W 1210.26 feet to an 8" diameter cedar corner post on the recognized Northeast line of said Survey No. 762 for the recognized

Southeast corner of said Survey No. 766, the recognized upper Southwest corner of said Survey No. 962, the upper Southwest corner of said Jack Douglas Story 317.157 acre tract of land, and an interior corner of this survey;

THENCE: Along the recognized Northeast line of said Survey No. 762, the recognized upper Southwest line of said Survey No. 962, and the upper Southwest line of said Jack Douglas Story 317.157 acre tract of land, S 64-32-29 E 135.31 feet to a 10" diameter Spanish oak tree fence post for an angle point, S 64-39-27 E 966.29 feet to a 4" diameter cedar post for an angle point, and S 64-59-24 E 985.71 feet to a 5/8" iron pin found 7 feet Southwest of a 6" diameter cedar corner post for the recognized Northeast corner of said Survey No. 762, a recognized interior corner of Survey No. 962, an interior corner of said Jack Douglas Story 317.157 acre tract of land, and the upper East corner of this survey;

THENCE: Generally along fence, the recognized Southeast line of said Survey No. 762, the recognized lower Northwest line of said Survey No. 962, and the Northwest line of said Jack Douglas Story 317.157 acre tract of land, S 33-47-56 W 44.11 feet to a 5/8" iron pin found by a 12" diameter cedar stump for an angle point and S 25-09-57 W 94.96 feet to a 5/8" iron pin found in fence for the lower Southwest corner of said Jack W. Douglas Story 317.157 acre tract of land, the Northwest corner of another 317.157 acre tract of land, being Division No. Three of the partition of said Story Ranch described in a Gift Deed to Charles Davlin Story from Kempner Davlin Story, Jr., dated July 8, 2011, as recorded in Instrument No. 2011002074 of the said Official Public Records, and an angle point of this survey;

THENCE: Generally along fence, the recognized Southeast line of said Survey No. 762, the recognized lower Northwest line of said Survey No. 962, and a Northwest line of said Charles Davlin Story 317.157 acre tract of land, S 25-04-32 W 2223.89 feet to a 6" diameter cedar corner post for the West corner of said Charles Davlin Story 317.157 acre tract of land, and an angle point of this survey;

THENCE: Generally along fence and a Southwest line of said Charles Davlin Story 317.157 acre tract of land, S 27-56-52 E 640.79 feet to a 6" diameter cedar corner post on or near the recognized Northeast line of said Survey No. 284 and the recognized lower Southwest line of said Survey No. 962 for the Southwest corner of said Charles Davison Story 317.157 acre tract of land and an angle point of this survey;

THENCE: Along the recognized Northeast line of said Survey No. 284 and the recognized lower Southwest line of said Survey No. 962, S 65-42-21 E 967.66 feet to a rock mound found 7.88 feet Northeast of a found 5/8" iron pin by a 6" diameter cedar corner post for the recognized East corner of said Survey No. 284, the recognized North corner of Survey No. 266, Abstract No. 1596, R. J. Hanson, original Grantee, the North corner of that certain 2656.547 acre tract of land described in a Deed to Blanco Ranch, LLC from 1031 Accommodation Services, LLC, dated February 27, 2012, as recorded in Instrument No. 2012001272 of the said Official Public Records, and the lower East corner of this survey;

THENCE: Generally along fence, the recognized upper Southeast line of said Survey No. 284, the recognized Northwest line of said Survey No. 266, and the upper Northwest line of said 2656.547 acres of land, more or less, S 25-06-41 W 1470.53 feet to a 5/8" iron pin found by an 8" diameter cedar corner post for an angle point;

- THENCE: Leaving fence, along the recognized upper Southeast line of said Survey No. 284, the recognized Northwest line of said Survey No. 266, and the upper Northwest line of said 2656.547 acres of land, more or less, S 25-09-43 W 2462.23 feet to a 5/8" iron pin found by an 8" diameter cedar corner post for the recognized interior corner of said Survey No. 284, the recognized West corner of said Survey No. 266, and the upper West corner of said 2656.547 acres of land, more or less, and an interior corner of this survey;
- THENCE: Generally along fence, a recognized Northeast line of said Survey No. 284, the recognized Southwest line of said Survey No. 266, and a Southwest line of said 2656.547 acres of land, more or less, S 66-14-30 E 177.67 feet to a rock mound found for a recognized exterior corner of said Survey No. 284, the recognized North corner of Survey No. 283, Abstract No. 586, City of San Antonio, original Grantee, an interior corner of said 2656.547 acres of land, more or less, and an exterior corner of this survey from which a 15" diameter cedar tree bears S 30-18-54 E 13.98 feet and another 15" diameter cedar tree bears S 47-46-06 W 15.90 feet (original bearing trees);
- THENCE: Generally along fence, the recognized lower Southeast line of said Survey No. 284, the recognized Northwest line of said Survey No. 283, and the lower Northwest line of said 2656.547 acres of land, more or less, the following courses:
- S 25-52-01 W 82.69 feet to a 3" diameter pipe post for an angle point;
- S 25-19-08 W 607.48 feet to a 5" diameter cedar post for an angle point;
- Leaving fence S 25-01-15 W 881.20 feet to a 5/8" iron pin found by an 8" diameter cedar post for an angle point; and
- Generally along fence, S 25-06-07 W 2257.18 feet to a 5/8" iron pin found by a 6" diameter cedar corner post on the recognized Northeast line of Survey No. 194, Abstract No. 1674, L. W. Florea, original Grantee, the North line of that certain 26.00 acres of land, more or less, being Tract 94 of said Concan Ranch Subdivision (unrecorded) for the recognized South corner of said Survey No. 284, the recognized West corner of said Survey No. 283, the West corner of said 2656.547 acres of land, more or less, and the South corner of this survey;
- THENCE: Generally along fence, the recognized Southwest line of said Survey No. 284, the recognized Northeast line of said Survey No. 194, and the Northeast line of said 26.00 acres of land, more or less, N 64-53-03 W 456.56 feet to a 3" diameter pipe corner post for the North corner of said 26.00 acres of land, more or less, the East corner of that certain 15.62 acre tract of land being new Tract 10 of said Concan Ranch Subdivision (unrecorded) described in a Deed to Bobby D Associates from Presidio Investment, Inc., dated April 2, 1997, as recorded in Volume 377 on Page 531 of the said Official Public Records, and an angle point of this survey;
- THENCE: Generally along fence, the recognized Southwest line of said Survey No. 284, the recognized Northeast line of said Survey No. 194, and the lower Northeast line of said 15.62 acre tract of land, N 65-07-38 W 751.22 feet to a 6" diameter cedar corner post on the recognized Southeast line of said Survey No. 195 for the recognized lower West

corner of said Survey No. 284, the recognized North corner of said Survey No. 194, an interior corner of said 15.62 acre tract of land, and the lower West corner of this survey;

THENCE: Generally along fence, the recognized lower Northwest line of said Survey No. 284, the recognized Southeast line of said Survey No. 195, and the upper Southeast line of said 15.62 acre tract of land, N 25-05-10 E 1396.36 feet to a ¾" iron pin found by a 4" diameter cedar corner post for an angle point and N 25-54-05 E 27.26 feet to a 5/8" iron pin found for the North corner of said 15.62 acre tract of land, the South corner of that certain 53.73 acre tract of land being Tract 321 of said Concan Ranch Subdivision (unrecorded) described in a Deed to Malford G. Henkes and Gloria J. Henkes, Trustees, from Michael Charles Mayeux, et ux, dated March 17, 1999, as recorded in Volume 413 on Page 418 of the said Official Public Records, and an angle point of this survey;

THENCE: Generally along fence, the recognized lower Northwest line of said Survey No. 284, the recognized Southeast line of said Survey No. 195, and the Southeast line of said 53.73 acre tract of land, N 25-06-00 E 1657.85 feet to a ¾" sucker rod found for an angle point and N 25-06-49 E 763.72 feet to a 5/8" iron pin set 8.10 feet N 43-54-00 E of an 8" diameter cedar corner post and 3.68 feet Southwest of a 12" diameter dead cedar tree for a recognized interior corner of said Survey No. 284, the recognized East corner of said Survey No. 195, the East corner of said 53.73 acre tract of land, and an interior corner of this survey;

THENCE: Along the recognized upper Southwest line of said Survey No. 284, the recognized Southwest line of said Survey No. 762, the recognized Northeast line of said Survey No. 195, and the Northeast line of said 53.73 acre tract of land, N 65-09-32 W 1352.86 feet to a ¾" iron pin found in fence for the North corner of said 53.73 acre tract of land, the East corner of that certain 55.354 acre tract of land being Tract 107 of said Concan Ranch Subdivision (unrecorded) described in a Deed to Elmer L. Underwood from the Estate of S.O.A.W. Enterprises, Inc., dated January 11, 1995, as recorded in Volume 348 on Page 215 of the said Official Public Records, and an angle point of this survey;

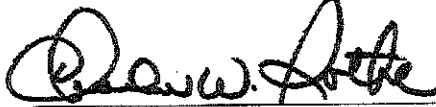
THENCE: Generally along fence, the recognized Southwest line of said Survey No. 762, the recognized Northeast line of said Survey No. 195, and the Northeast line of said 55.354 acre tract of land, N 65-18-45 W 961.84 feet to a 3" diameter pipe corner post for an angle point, N 65-15-34 W 962.98 feet to a 6" diameter cedar post for an angle point, and N 64-58-46 W 1043.95 feet to a 5/8" iron pin found 0.5 feet Southwest of fence for the Northwest corner of said 55.354 acre tract of land, the Northeast corner of that certain 10.137 acre tract of land being Tract 122 of said Concan Ranch Subdivision (unrecorded) described in a Deed to Elmer L. Underwood from the Estate of S.O.A.W. Enterprises, Inc., dated January 11, 1995, as recorded in Volume 348 on Page 220 of the said Official Public Records, and an angle point of this survey;

THENCE: Generally along fence, the recognized Southwest line of said Survey No. 762, the recognized Northeast line of said Survey No. 195, and the Northeast line of said 10.137 acre tract of land, N 64-59-35 W 182.02 feet to a ¾" iron pin found by a 3" diameter pipe corner post for the North corner of said 10.137 acre tract of land, the East corner of said 25 acres of land, more or less, and an angle point of this survey;

THENCE: Generally along fence, the recognized Southwest line of said Survey No. 762, the recognized Northeast line of said Survey No. 195, and the Northeast line of said 25 acres of land, more or less, N 65-08-07 W 129.95 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 23rd day of September, 2013.



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