

McNair Ranch Legal Description

A survey of 792.946 acres of land situated about 21 miles N 29° E of Uvalde, in Uvalde County, Texas, having acreage in the following original surveys:

Sur. No.	Original Grantee	Abst. No.	Acres
271	G.B. C.N.G. R.R. Co.	572	4.867
313	C.C.S.D. & R.G.N.G. R.R. Co.	613	1.909
314	Charles Peters	1317	147.780
316	R. Davenport	1630	10.557
863	Mrs. Rebecca Tate	1062	303.975
864	Rebecca Tate	1900	3.766
961	T.C. R.R. Co.	1055	1.517
975	G.C. & S. F. R.R. Co.	968	151.496
976 ³ / ₄	J.C. Davenport	1800	0.270
1524	Luis Castanon	129	9.741
-----	Unsurveyed State Land	-----	<u>157.068</u>
		Total	792.946

said 792.946 acres of land being all of that certain 782.710 acre tract of land described in a Deed to John McNair, Trustee from Donald C. McNair, dated December 20, 2012, as recorded in Instrument No. 2012004443 of the Official Public Records of Uvalde County, Texas, and all of that certain 11.273 acre tract of land described in the aforementioned Deed to John McNair, Trustee from D. C. McNair, 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 792.946 acres of land situated about 21 miles N 29° 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>
271	572	G.B. & C.N.G. RR. Co.	4.867
313	613	C.C.S.D. & R.G.N.G.RR. Co.	1.909
314	1317	Charles Peters	147.780
316	1630	R. Davenport	10.557
863	1062	Mrs. Rebecca Tate	303.975
864	1900	Rebecca Tate	3.766
961	1055	T. C. RR. Co.	1.517
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976 ¾	1800	J. C. Davenport	0.270
1524	129	Luis Castanon	9.741
Unsurveyed State Land			<u>157.068</u>
		Total	792.946

said 792.946 acres of land being all of that certain 782.710 acre tract of land described in a Deed to John McNair, Trustee from Donald C. McNair, dated December 20, 2012, as recorded in Instrument No. 2012004443 of the Official Public Records of Uvalde County, Texas, and all of that certain 11.273 acre tract of land described in the aforementioned Deed to John McNair, Trustee from D. C. McNair, and being more particularly described by metes and bounds as follows:

BEGINNING: At a 5/8" iron pin found by a 10" diameter cedar corner post on the recognized westernmost South line of said Survey No. 975 and the recognized North line of said Survey No. 864 for the Northwest corner of said 782.710 acre tract of land, the Northeast corner of that certain 317.157 acre tract of land described in a Deed to William Davis Story from Doris Esther Story, dated July 8, 2011, as recorded in Instrument No. 2011002083 of the aforementioned Official Public Records, an angle point in the South line of that certain 413.876 acre tract of land described in a Deed to Jack D. Story, et ux from Arthur T. Hadley, dated December 22, 2009, as recorded in Instrument No. 2009004251 of the said Official Public Records, and the Northwest corner of this survey;

THENCE: Generally along fence and the Northwest line of said 782.710 acre tract of land and a Southeast line of said 413.876 acre tract of land, N 69-41-04 E 738.17 feet to a 5/8" iron pin found in fence for a North corner of said 782.710 acre tract of land, the upper Southwest corner of that certain 333.871 acres of land described in a Deed to J. L. Linton, et ux from Philip R. Kretzschmar, et ux, dated September 25, 2000, as recorded in Volume 445 on Page 122 of the said Official Public Records, and the North corner of this survey;

THENCE: Across the Northeast terminus of a fenced lane, along a Northeast line of said 782.710 acre tract of land, and a Southwest line of said 333.871 acres of land, S 51-25-46 E at 20.58 feet pass 1.15 feet Northeast of a 12" diameter cedar corner post, continuing generally along a fence a total distance of 160.91 feet to a 5/8" iron pin found by an 8" diameter cedar post for an angle point;

THENCE: Generally along fence, the upper Northeast, North, West, and Northwest line of said 782.710 acre tract of land and the upper Southwest, South, East, and Southeast line of said 333.871 acres of land, the following courses:

S 62-17-34 E 89.68 feet to a 5/8" iron pin found by an 8" diameter cedar post for an angle point;

S 86-12-10 E 80.01 feet to a 5/8" iron pin found by a 12" diameter cedar corner post for an angle point;

N 88-06-10 E 774.68 feet to an 8" diameter cedar corner post for an angle point;

S 67-48-05 E 77.12 feet to a 5/8" iron pin found by a 10" diameter cedar corner post for an interior corner of this survey;

N 12-02-22 W 120.14 feet to a 2" diameter pipe corner post for the Northwest corner of this survey; and

N 63-23-03 E at 255.62 feet pass a 2" diameter pipe corner post on the West line of County Road 336, leaving fence and continuing a total distance of 278.40 feet to a 100d nail found on the centerline of said County Road 336 for the upper Northeast corner of said 782.710 acre tract of land, an interior corner of said 333.871 acres of land and the upper Northeast corner of this survey;

THENCE: Generally along the centerline of said County Road 336, the upper East line of said 782.710 acre tract of land, the lower West line of said 333.871 acres of land, and the upper Southwest line of that certain 448.838 acre tract of land described in a Deed to Dana Lynn Orihel from C & S Joint Venture, dated July 21, 1998, as recorded in Volume 399 on Page 853 of the said Official Public Records, the following courses:

S 21-56-48 E 97.95 feet to an angle point;

S 19-27-22 E 131.45 feet to an angle point;

S 24-41-46 E 105.25 feet to an angle point;

S 18-55-10 E 52.50 feet to an angle point;

S 06-57-52 E 65.89 feet to an angle point;

S 06-10-25 W 52.04 feet to an angle point;

S 14-22-42 W 274.05 feet to an angle point;

S 21-46-20 W 156.76 feet to an angle point;

S 31-10-48 W 224.16 feet to an angle point;

S 12-54-48 W 52.63 feet to an angle point;

S 10-24-29 E 45.32 feet to an angle point;

S 16-23-27 E 212.88 feet to an angle point;

S 08-10-09 W 234.48 feet to an angle point;

S 14-11-12 W 462.86 feet to an angle point;

S 09-27-15 W 144.95 feet to an angle point;

S 06-35-43 W 109.46 feet to the lower Southwest Corner of said 333.871 acre tract of land and the Northwest corner of said 448.838 acre tract of land, and an angle point of this survey;

S 02-33-09 W 63.39 feet to an angle point;

S 06-52-54 E 134.14 feet to an angle point;

S 26-58-40 E 148.36 feet to an angle point;

S 38-49-36 E 323.63 feet to an angle point;

S 35-15-09 E 340.07 feet to an angle point; and

S 29-20-07 E 43.76 feet to a railroad spike found in the centerline of said County Road 336 for an angle point;

Leaving the centerline of said County Road 336, along a Southeast line of said 782.710 acre tract of land, and a Northwest line of said 448.838 acre tract of land, S 27-43-54 W at 19.49 feet pass a 5/8" iron pin found by a 10" diameter cedar corner post on the Southwest line of said County Road 336, continuing generally along fence a total distance of 359.58 feet to a 5/8" iron pin found by a 6" diameter cedar post for an angle point and S 30-33-01 W 305.64 feet to a 5/8" iron pin found by an 8" diameter cedar corner post for a Southeast corner of said 782.710 acre tract of land, an interior corner of said 448.838 acre tract of land, and a Southeast corner of this survey;

THENCE: Generally along fence, a South and Southeast line of said 782.710 acre tract of land, and a North and Northwest line of said 448.838 acre tract of land, N 82-52-01 W 849.37 feet to a 5/8" iron pin found by a 2" diameter pipe corner post for an angle point and S 36-37-57 W at 102.49 feet pass a 2" diameter pipe corner post on the North line of said County Road 336, leaving fence and continuing a total distance of 110.42 feet to a 60d nail found in the centerline of said County Road 336 for an angle point;

THENCE: Generally along the centerline of said County Road 336, a South and Southeast line of said 782.710 acre tract of land, and a North and Northwest line of said 448.838 acre tract of land, the following courses:

N 75-58-58 W 86.09 feet to an angle point;

S 82-52-29 W 100.26 feet to an angle point;

S 67-33-14 W 240.06 feet to an angle point; and

S 73-22-15 W 153.86 feet to the center of a cattle guard for an interior corner of said 782.710 acre tract of land, the West corner of said 448.838 acre tract of land, and an interior corner of this survey;

THENCE: For the most part generally along fence, a Northeast and North line of said 782.710 acre tract of land, and a Southwest and South line of said 448.838 acre tract of land, the following courses:

S 36-24-52 E at 10.15 feet pass a 3" diameter pipe corner post on the Southeast line of said County Road 336, continuing a total

distance of 433.33 feet to a 5/8" iron pin found by a 3" diameter pipe post for an angle point;

S 49-36-24 E 754.27 feet to a 5/8" iron pin found by a steel "T" post for an angle point;

S-83-24-57 E 1543.19 feet to a 5/8" iron pin found by a steel "T" post for an angle point; and

N 81-21-04 E 3683.62 feet to a 2" diameter pipe corner post for the Southwest corner of said 11.273 acre tract of land and the Southeast corner of this survey;

THENCE: Generally along fence and the Northwest, North, and Northeast line of said 11.273 acre tract of land, the following courses:

N 24-20-02 E 273.13 feet to a 2" diameter pipe post for an angle point;

N 30-20-15 E 183.46 feet to a leaning 2" diameter pipe post for an angle point;

N 52-12-41 E 71.95 feet to a 2" diameter pipe post for an angle point;

N 66-35-50 E 260.71 feet to a 2" diameter pipe post for an angle point;

N 81-41-41 E 509.95 feet to a 2" diameter pipe post for an angle point;

S 49-43-38 E 157.34 feet to a 2" diameter pipe corner post for an angle point; and

N 59-56-36 E 99.13 feet to a 2" diameter pipe corner post on a middle West line of that certain 5000.00 acres of land described in a Gift Deed to Andrew Bradley Martin from Henry Bradley Martin, dated December 27, 2012, as recorded in Instrument No. 2012004426 of the said Official Public Records, for the Northeast corner of said 11.273 acre tract of land and the lower Northeast corner of this survey;

THENCE: Generally along fence, the East line of said 11.273 acre tract of land, and a middle West line of said 5000.00 acres of land, S 01-19-11 W 374.65 feet to a 5/8" iron pin found for the Southeast corner of said 11.273 acre tract of land and an angle point of this survey;

THENCE: Generally along fence, the East and Southeast line of said 782.710 acre tract of land, and a middle West and Northwest line of said 5000.00 acres of land, the following courses:

S 01-35-38 W 526.79 feet to a 6" diameter cedar post for an angle point;

S 01-20-32 W 255.37 feet to a 6" diameter cedar post for an angle point;

S 01-28-09 W 45.64 feet to an 18" diameter elm tree for an angle point from which a 5/8" iron pin with aluminum cap stamped

“975, 976 ¼ and 316” set in a built rock mound for the Southwest corner of said Survey No. 976 ¼ bears S 06-15-18 E 76.03 feet, from said 5/8” iron pin in built rock mound a nail set 2 feet high in a cedar corner post bears N 63-29-14 W 13.64 feet and a nail set in the top of a 6” diameter cedar stump 2.7 feet high bears S 23-48-56 E 12.97 feet;

S 12-00-24 W 243.47 feet to an 8” diameter cedar post for an angle point from which a 5/8” iron pin with aluminum cap stamped “975 and 316” set in a built rock mound for the Southeast corner of said Survey No. 975 bears N 81-48-33 E 59.96 feet, from said 5/8” iron pin in built rock mound an 8” diameter cedar tree marked “x” with nail in center bears N 87-23-29 W 16.17 feet and a 12” diameter forked cedar tree marked “x” bears N 34-02-53 E 10.58 feet;

S 01-16-32 E 984.64 feet to an 8” diameter cedar corner post for an angle point from which a 5/8” iron pin with aluminum cap stamped “State, 316, and 313” set by an 8” diameter cedar post in a found rock mound on the East side of a mountain bears N 89-50-40 E 472.88 feet, from said 5/8” iron pin by 8” diameter cedar post in found rock mound an 8” diameter cedar (now 13” diameter and dead and fallen) bears S 58 E 28.33 feet (original), a 12” diameter live oak tree marked “x” bears N 61-21-31 W 44.92 feet, and a 10” diameter cedar corner post bears S 89-26-58 E 472.47 feet;

S 53-09-16 W 302.73 feet to a 6” diameter cedar post for an angle point;

S 53-23-31 W 571.88 feet to a 6” diameter cedar corner post for an angle point;

S 01-35-38 E 591.16 feet to a double 12” diameter cedar tree for an angle point;

S 02-34-13 W 570.38 feet to a 4” diameter cedar post for an angle point;

S 00-32-26 E 1046.67 feet to a 4” diameter cedar post for an angle point; and

S 00-19-54 W 1370.98 feet to a 6” diameter cedar post on or near the recognized South line of said Survey No. 314, the Southeast corner of said 782.710 acre tract of land, an interior corner of said 5000.00 acres of land, and the Southeast corner of this survey from which a 5/8” iron pin with aluminum cap stamped “271, 272, 313, and 314” set in a built rock mound at the base of a rock ledge 1.64 feet West of the actual survey corners bears S 88-44-57 E 246.86 feet, from said 5/8” iron pin in built rock mound, an 8” diameter cedar tree marked “x” bears S 80-28-34 E 30.19 feet, a 12” diameter cedar tree marked “x” bears N 84-54-12 E 27.19 feet and a double pin oak tree (13” diameter and 17” diameter) bears N 85-23-05 W 209.75 feet;

THENCE: Along the lower South line of said 782.710 acre tract of land and a middle North line of said 5000.00 acres of land, the following courses:

S 34-25-32 W 32.60 feet to a 3” diameter pipe post for an angle

point;

S 43-46-57 W 87.42 feet to a 5" diameter cedar post for an angle point;

S 53-39-51 W 104.02 feet to a 18" diameter cedar tree for an angle point;

S 67-07-36 W 58.15 feet to a 14" diameter cedar tree for an angle point;

S 70-24-07 W 25.00 feet to a 4" diameter cedar post for an angle point;

N 88-57-16 W 117.41 feet to a 32" diameter twin pin oak tree for an angle point;

N 70-39-24 W 99.57 feet to a 6" diameter cedar post for an angle point;

N 84-55-17 W 100.47 feet to a 20" diameter forked cedar tree for an angle point;

N 60-04-01 W 100.39 feet to a 6" diameter cedar post for an angle point;

N 89-34-15 W 315.15 feet to a 10" diameter persimmon tree for an angle point;

S 78-26-42 W 24.70 feet to an 18" diameter cedar tree for an angle point;

N 88-07-56 W 450.83 feet to a 6" diameter cedar post for an angle point;

N 87-41-28 W 451.66 feet to a 4" diameter cedar post for an angle point; and

S 88-30-07 W 1124.34 feet to a 5/8" iron pin found by a 6" diameter cedar corner post for the lower Southwest corner of said 782.710 acre tract of land, an angle point in the middle North line of said 5000.00 acres of land, and the lower Southwest corner of this survey;

THENCE: Generally along fence, a Southwest line of said 782.710 acre tract of land, and a Northeast line of said 5000.00 acres of land, N 26-26-22 W 451.19 feet to a 5/8" iron pin found by a 6" diameter cedar corner post on the Southeast line of that certain 317.157 acre tract of land described in a Deed to Sharon Anne McCauley from Kempner Davlin Story, Jr., dated July 8, 2011, as recorded in Instrument No. 2011002072 of the said Official Public Records, for a West corner of said 782.710 acre tract of land, a North corner of said 5000.00 acres of land, and a West corner of this survey;

THENCE: Generally along fence, the lower Northwest line of said 782.710 acre tract of land, and the Southeast line of said 317.157 acre tract of land, the following courses:

N 43-44-11 E 448.05 feet to a 6" diameter cedar post for an angle point;

N 46-14-45 E 1145.24 feet to a 6" diameter cedar post for an angle point;

N 36-13-39 E 607.20 feet to a dead 12" diameter cedar tree for an angle point;

N 32-15-13 E 358.06 feet to a 14" diameter live oak tree for an angle point;

N 41-56-48 E 44.66 feet to a 12" diameter cedar tree for an angle point;

N 19-13-52 E 153.01 feet to a 12" diameter mountain laurel for an angle point;

N 04-32-31 W 485.20 feet to a 12" diameter cedar tree for an angle point; and

N 08-39-14 E 141.58 feet to a 6" diameter cedar corner post for an interior corner of said 782.710 acre tract of land, the Northeast corner of said 317.157 acre tract of land, and an interior corner of this survey;

THENCE: Generally along fence, a Southwest line of said 782.710 acre tract of land, and a Northeast line of said 317.157 acre tract of land, N 68-09-34 W 94.07 feet to a 6" diameter cedar post for an angle point;

THENCE: Leaving fence and along the middle South line of said 782.710 acre tract of land, N 86-25-34 W 2769.59 feet to an 8" diameter cedar post at the East end of a gate for an angle point in the Northwest line of said 317.157 acre tract of land and an angle point of this survey;

THENCE: Generally along fence, the Southwest line of said 782.710 acre tract of land, and the Northwest line of said 317.157 acre tract of land, the following courses:

N 52-48-21 W 221.69 feet to an 8" diameter cedar post for an angle point;

N 86-18-07 W 318.84 feet to an 8" diameter cedar post for an angle point;

N 61-46-39 W 570.75 feet to a 4" diameter cedar post for an angle point;

N 62-05-27 W 26.19 feet to an 8" diameter cedar post for an angle point;

N 61-59-14 W 157.96 feet to an 8" diameter cedar post for an angle point;

N 64-24-52 W 825.14 feet to a 5/8" iron pin found 0.4 feet Northeast of fence for the Northwest corner of said 317.157 acre tract of land, the lower Northeast corner of that certain adjoining 317.157 acre tract of land described in a Deed to Elizabeth Jean Howard from Doris Esther Story, dated July 8, 2011, as recorded in Instrument No. 2011002079 of the said Official Public Records, and an angle point of this survey;

THENCE: Generally along fence, the Southwest line of said 782.710 acre tract of land, and the Northeast line of said Elizabeth Jean Howard 317.157 acre tract of land, the following courses:

N 64-23-18 W 458.97 feet to a 4" diameter cedar post for an angle point;

N 63-17-48 W 310.92 feet to a 10" diameter cedar post for an angle point;

N 46-55-56 W 705.30 feet to a 12" diameter cedar tree for an angle point;

N 40-49-19 W 242.98 feet to a 12" diameter cedar tree for an angle point; and

N 22-11-16 W 281.01 feet to an 8" diameter cedar corner post on or near the recognized East line of said Survey No. 864 for the upper Northeast corner of said Elizabeth Jean Howard 317.157 acre tract of land, the Southeast corner of said William Davis Story 317.157 acre tract of land, and an angle point of this survey;

THENCE: Generally along fence, the upper West line of said 782.710 acre tract of land, and the East line of said William Davis Story 317.157 acre tract of land, the following courses:

N 10-05-35 W 83.27 feet to a 12" diameter dead cedar tree corner post for an angle point;

N 20-56-31 W 92.05 feet to a 12" diameter cedar post at the base of a bluff for a Northeast corner of said William Davis Story 317.157 acre tract of land, and an interior corner of this survey;

Along the base of said bluff, S 77-58-29 W 177.63 feet to a 6" diameter cedar post at the base of said bluff for an interior corner of said William Davis Story 317.157 acre tract of land and a Southwest corner of this survey;

N 07-57-15 W 208.13 feet to an 18" diameter cedar post for an angle point;

N 05-51-01 W 46.06 feet to an 8" diameter cedar corner post for an interior corner of said William Davis Story 317.157 acre tract of land, and an interior corner of this survey;

N 69-02-32 E 304.98 feet to a 10" diameter cedar post for an angle point;

N 35-17-15 E 35.94 feet to a 10" diameter cedar post for an angle point;

N 19-15-15 E 263.78 feet to a 10" diameter cedar post for an angle point;

N 19-30-57 E 105.10 feet to a 5/8" iron pin found by a 12" diameter cedar corner post for an angle point;

N 09-08-15 E 1017.00 feet to a 6" diameter cedar post for an angle

point;

N 08-11-58 E 326.62 feet to an 8" diameter cedar post for an angle point;

N 08-36-34 E 152.32 feet to a 5/8" iron pin found by an 8" diameter cedar post for an angle point;

N 11-05-55 E 898.28 feet to a 5/8" iron pin found by a 10" diameter cedar post for an angle point; and

N 04-49-49 E 1374.39 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 20th day of June, 2013.



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