

Laurel Canyon Ranch Legal Description

Tract I: BEING a 1.942 acre (85,576 square feet) tract of land situated in the Nathaniel Reed Survey No. 43, Abstract No. 1469, Medina County, Texas; being a portion of that certain 1454.736 acre tract described in instrument to Laurel C. Ranch, L.P., recorded in Volume 468, Page 253 of the Medina County Real Property Records; and being more particularly described in Exhibit "A-1" attached hereto and made a part hereof.

Tract II: BEING a 547.452 acre tract of land situated in Medina County, Texas containing portions of the following original surveys:

**Nathaniel Reed Survey No. 43, Abstract No. 1469
CC. Irrigation Co. Survey No. 401 ½, Abstract No. 292
C. Schuchart Survey No. 402, Abstract No. 1909
Malcolm Gillis Survey No. 401 7/8, Abstract No. 1304
I. & G.N. R.R. Co. Survey No. 255 ¾, Abstract No. 1466
S. E. Thompson Survey No. 403, Abstract No. 1476
S. Rodriguez Survey No. 401, Abstract No. 813**

and being a portion of that certain 1454.736 acre tract described in instrument to Laurel C. Ranch, L.P., recorded in Volume 468, Page 253 of the Medina County Real Property Records; and being more particularly described in Exhibit "A-2" attached hereto and made a part hereof.



**METES AND BOUNDS
DESCRIPTION OF A
1.942 ACRE TRACT OF LAND**

EXHIBIT A - I

A Metes and Bounds description of a 1.942 acre (85,576 square feet) tract of land situated in the Nathaniel Reed Survey No. 43, Abstract No. 1469, Medina County, Texas; being a portion of that certain 1454.736 acre tract described in instrument to Laurel C. Ranch, L.P., recorded in Volume 468, Page 253 of the Medina County Real Property Records; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found situated in the northwesterly right-of-way line of County Road 2801 East (50 feet wide) marking the southern-most corner of Lot 163 of Laurel Canyon Ranch Unit 3, plat of which is recorded in Volume 10, Page 10 of the Medina County Plat Records; having Texas State Plane Grid Coordinates: North 13,746,712.40 feet; East 2,019,555.89 feet;

THENCE, along the northwesterly right-of-way line of said County Road 2801 East the following four(4) courses and distances:

1. South 09°41'28" West, 127.95 feet to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set for a point of curvature;
2. along the arc of a curve to the right having a radius of 150.00 feet, a central angle of 34°43'23", a long chord bearing South 27°03'10" West, 89.52 feet, and a total arc length of 90.90 feet to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set for a point of tangency;
3. South 44°24'48" West, 48.81 feet to a 1/2-inch iron rod found at a point of curvature;
4. along the arc of a curve to the left, having a radius of 200.00 feet, a central angle of 10°09'44", a long chord bearing South 39°19'56" West, 35.43 feet, and a total arc length of 35.47 feet to a 1/2-inch iron rod found marking the eastern-most corner of Lot 205 of Laurel Canyon Ranch Unit 5-A, plat of which is recorded in Volume 10, Page 141 of the Medina County Plat Records;

THENCE, along the northeasterly boundary of said Laurel Canyon Ranch Unit 5-A the following two(2) courses and distances:

1. North 55°59'33" West, 223.36 feet to a 1/2-inch iron rod found at an angle point;
2. North 20°08'21" West, 107.88 feet to a 1/2-inch iron rod found marking the northern-most corner of aforesaid Lot 205;

THENCE, North 15°15'04" East, 178.31 feet cutting across the aforementioned 1454.736 remainder tract to a 1/2-inch iron rod found marking the western-most corner of the aforementioned Lot 163 of Laurel Canyon Ranch Unit 3;



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THENCE, South 66°08'37" East, 321.75 feet along the southwesterly boundary of said Lot 163 to the POINT OF BEGINNING, containing 1.942 acres of land in Medina County, Texas, as shown on drawing filed under Job No. S0779-001-01 in the office of Jones and Carter, Inc, San Antonio, Bexar County, Texas.

Note: All bearings and distances referenced herein are the Texas State Plane Coordinate System grid, South Central Zone (NAD'83) as established by Global Positioning System (GPS). The grid to surface scale factor is 1.000180.

JONES & CARTER, INC.



Michael A. Romans
Registered Professional Land Surveyor #4657
Signature Date: November 17, 2015



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METES AND BOUNDS
DESCRIPTION OF A
547.452 ACRE TRACT OF LAND

EXHIBIT A - 2

A Metes and Bounds description of a 547.452 acre tract of land situated in Medina County, Texas containing portions of the following original surveys:

- Nathaniel Reed Survey No. 43, Abstract No. 1469
- C.C. Irrigation Co. Survey No. 401 1/2, Abstract No. 292
- C. Schuchart Survey No. 402, Abstract No. 1909
- Malcolm Gillis Survey No. 401 7/8, Abstract No. 1304
- I. & G.N. R.R. Co. Survey No. 255 3/4, Abstract No. 1466
- S.E. Thompson Survey No. 403, Abstract No. 1476
- S. Rodriguez Survey No. 401, Abstract No. 813

...and being a portion of that certain 1454.736 acre tract described in instrument to Laurel C. Ranch, L.P., recorded in Volume 468, Page 253 of the Medina County Real Property Records; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found marking the northwest corner of Lot 195 of Laurel Canyon Ranch Unit 4, plat of which is recorded in Volume 10, Page 65 of the Medina County Plat Records, having Texas State Plane Grid Coordinates: North 13,746,549.36 feet; East 2,018,074.39 feet;

THENCE, North 77°54'29" West, 127.77 feet to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set for corner in the easterly boundary of that certain 220.141 acre tract of land described in instrument to IMPD Investments, LLC recorded as document number 2015006809 of the Medina County Real Property Records;

THENCE, along the easterly boundary of said 220.141 acre tract the following three(3) courses and distances:

1. North 17°58'46" East, 139.44 feet to a 5/8-inch iron rod (with cap stamped "ROTHE") found at an angle point;
2. North 09°37'21" East, 639.70 feet to a 5/8-inch iron rod (with cap stamped "ROTHE") found at an angle point;
3. North 12°14'02" East, 145.15 feet to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set at the southwest corner of a proposed 0.642 acre water plant site;

THENCE, along the boundary of said proposed 0.642 acre water plant site the following three(3) courses and distances:

1. South 81°12'45" East, 250.08 feet to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set for corner;
2. in a northerly direction, along the arc of a non-tangent curve to the right having a radius of 425.00 feet, a central angle of 18°11'31", a long chord bearing North 10°22'14" West, 134.37 feet, a total arc length of 134.94 feet to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set for corner;
3. North 81°12'45" West, 159.21 feet to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set for corner in the easterly boundary of the aforesaid 220.141 acre tract;

THENCE, along the easterly boundary of said 220.141 acre tract the following nine(9) courses and distances:



1. North 12°00'23" East, 135.79 feet to a 5/8-inch iron rod (with cap stamped "ROTHER") found at an angle point;
2. North 11°10'42" East, 385.11 feet to a 5/8-inch iron rod (with cap stamped "ROTHER") found at an angle point;
3. North 10°27'09" East, 366.11 feet to a 5/8-inch iron rod (with cap stamped "ROTHER") found at an angle point;
4. North 11°35'19" East, 270.13 feet to a 5/8-inch iron rod (with cap stamped "ROTHER") found at an angle point;
5. North 45°59'11" East, 471.20 feet to a 5/8-inch iron rod (with cap stamped "ROTHER") found at an angle point;
6. North 82°01'53" East, 850.73 feet to a 5/8-inch iron rod (with cap stamped "ROTHER") found at an angle point;
7. North 64°44'32" East, 1679.89 feet to a 1/2-inch iron rod (with cap stamped "ROTHER") found at an angle point;
8. North 87°19'59" East, 715.23 feet to a 1/2-inch iron rod (with cap stamped "ROTHER") found at an angle point;
9. North 08°05'32" East, 903.66 feet a 1/2-inch iron rod found marking the southwestern-most corner of that certain 440.65 acre tract described in instrument to Jesse R. Adams recorded in Volume 689, Page 50 of the Medina County Real Property Records, and also recorded in Volume 13122, Page 2190 of the Bexar County Real Property Records; and marking an interior corner of the aforementioned 1454.736 acre parent tract;

THENCE, along the boundary of said 440.65 acre tract the following four(4) courses and distances:

1. North 89°59'22" East, 1512.55 feet to a 1/2-inch iron rod found at an angle point;
2. North 74°10'29" East, 587.28 feet to a 1/2-inch iron rod found at an angle point;
3. North 74°48'18" East, 322.15 feet to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set for corner (said point bears North 4° West, 1.9 feet to a found metal fence post), and having Texas State Plane Grid Coordinates: North 13,751,069.83 feet; East 2,024,350.19 feet;
4. South 40°03'53" East, 315.85 feet to a 60d nail found situated in the apparent common boundary of the C.C. Irrigation Co. Survey No. 401 1/2, Abstract No. 292 and the C.C. Irrigation Co. Survey No. 401 3/4, Abstract No. 293;

THENCE, South 84°45'06" West, 408.12 feet to a 5/8-inch iron rod found marking a northwesterly corner of that certain 875.379 acre tract described in instrument to Quarry Materials Corp. recorded in Volume 223, Page 700 of the Medina County Real Property Records;

THENCE, along the common boundary of said 875.379 acre tract and the aforesaid 1454.736 acre parent tract the following eight(8) courses and distances:

1. South 37°59'41" West, 537.90 feet to a 5/8-inch iron rod found at an angle point;
2. South 06°11'28" East, 344.16 feet to a 5/8-inch iron rod found at an angle point;
3. South 34°57'14" East, 3057.05 feet to an angle point (said angle point bears North 73° East, 3.6 feet to a found fence post);
4. South 48°30'57" East, 305.09 feet to a 5/8-inch iron rod found at an angle point;
5. South 24°52'59" East, 563.93 feet to a 5/8-inch iron rod found at an angle point;
6. South 35°43'18" East, 202.78 feet to a 5/8-inch iron rod found at an angle point;
7. South 37°37'49" East, 172.42 feet to an angle point (said point bears North 62° East, 2.3 feet to a found fence post);
8. South 16°58'16" East, 281.27 feet to a 1/2-inch iron rod found marking the northeastern-most corner of that certain 830.562 acre tract described in instrument to Medina Quarry, LLC recorded in Volume 670, Page 455 of the Medina County Real Property Records;

THENCE, along the common boundary of said 830.562 acre tract the aforesaid 1454.736 acre parent tract the following six(6) courses and distances:



1. South 82°03'58" West, 258.38 feet to a nail found at an angle point;
2. North 63°57'21" West, 278.00 feet to a 1/2-inch iron rod found at an angle point;
3. North 72°09'29" West, 1427.31 feet to a 1/2-inch iron rod found at an angle point (said iron rod bears South 22° West, 0.7 feet to another found 1/2-inch iron rod);
4. North 86°48'50" West, 187.94 feet to a 1/2-inch iron rod found at an angle point;
5. South 66°24'45" West, 1583.99 feet to a 1/2-inch iron rod found at an angle point;
6. South 46°05'15" West, 548.53 feet to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set marking the eastern-most corner of Lot 154 of Laurel Canyon Ranch Unit 3, plat of which is recorded in Volume 10, Page 10 of the Medina County Plat Records;

THENCE, along the boundary of said Laurel Canyon Ranch Unit 3 the following eleven(11) courses and distances:

1. North 43°55'18" West, 94.05 feet to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set for corner;
2. South 89°35'38" West, 156.39 feet to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set for corner;
3. South 46°58'56" West, 180.40 feet to a 1/2-inch iron rod found for corner;
4. North 50°44'25" West, 135.24 feet to a "P-K" nail found for an angle point;
5. North 11°24'43" East, 140.07 feet to a 1/2-inch iron rod found for an angle point;
6. North 35°54'05" West, 182.42 feet to a "P-K" nail found for corner;
7. North 69°32'23" West, 91.49 feet to a 1/2-inch iron rod found for corner;
8. North 64°12'54" West, 417.14 feet to a 1/2-inch iron rod found for corner;
9. North 19°17'27" West, 227.65 feet to a 1/2-inch iron rod found for corner;
10. North 46°33'43" West, 387.14 feet to a 1/2-inch iron rod found for an angle point;
11. South 62°46'42" West, 518.96 feet to a cotton spindle found for corner situated in the northeasterly right-of-way line of C.R. 2801 East marking the western-most corner of Lot 161 of the aforesaid Laurel Canyon Ranch Unit 3;

THENCE, along said northeasterly right-of-way line of C.R. 2801 East the following six(6) courses and distances:

1. North 31°24'06" West, 142.60 feet to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set for a point of curvature;
2. along the arc of a tangent curve to the left having a radius of 200.00 feet, a central angle of 49°05'07", a long chord bearing North 55°56'40" West, 166.15 feet, and a total arc length of 171.34 feet to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set for a point of tangency;
3. North 80°29'06" West, 82.22 feet to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set for a point of curvature;
4. along the arc of a tangent curve to the right having a radius of 175.00 feet, a central angle of 20°15'49", a long chord bearing North 70°21'11" West, 61.57 feet, and a total arc length of 61.89 feet to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set for a point of tangency;
5. North 60°13'19" West, 344.66 feet to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set for a point of curvature;
6. along the arc of a tangent curve to the left having a radius of 295.00 feet, a central angle of 2°50'58", a long chord bearing North 61°38'48" West, 14.67 feet, and a total arc length of 14.67 feet to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set for the southeast corner of Lot 162 of aforesaid Laurel Canyon Ranch Unit 3;

THENCE, along the boundary of said Laurel Canyon Ranch Unit 3 the following three(3) courses and distances:

1. North 13°59'24" West, 458.73 feet to a 1/2-inch iron rod found marking the northern-most corner of said Lot 162;



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2. South 70°17'20" West, 420.29 feet to a 1/2-inch iron rod found at a common corner of Lots 162 and 163;
3. South 28°57'49" West, 473.73 feet to a 1/2-inch iron rod found at the western-most corner of Lot 163;

THENCE, South 15°15'04" West, 178.31 feet crossing the aforesaid 1454.736 acre parent tract to a 1/2-inch iron rod found marking the northern-most corner of Lot 205 of Laurel Canyon Ranch Unit 5-A, plat of which is recorded in Volume 10, Page 141 of the Medina County Plat Records;

THENCE, South 69°49'53" West, 269.04 feet along the boundary of said Laurel Canyon Ranch Unit 5-A to a 1/2-inch iron rod found at the western-most corner of said Lot 205;

THENCE, South 56°56'39" West, 50.00 feet to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set for corner;

THENCE, in a southeasterly direction, along the arc of a non-tangent curve to the left having a radius of 824.86 feet, a central angle of 15°45'15", a long chord bearing South 40°55'58" East, 226.09 feet, a total arc length of 226.81 feet to a 1/2-inch iron rod found marking the northern-most corner of Lot 204 of aforesaid Laurel Canyon Ranch Unit 5-A;

THENCE, South 41°05'50" West, 291.83 feet along the northwesterly boundary of said Lot 204 to a 1/2-inch iron rod found marking the northern-most corner of the preserve lot labeled "P-3" of aforesaid Laurel Canyon Ranch Unit 4;

THENCE, along the boundary of said Laurel Canyon Ranch Unit 4 the following three(3) courses and distances:

1. South 41°22'08" West, 156.24 feet to a 1/2-inch iron rod found for corner;
2. North 26°40'25" West, 721.86 feet to a 1/2-inch iron rod found for corner;
3. South 69°46'07" West, 399.52 feet to the POINT OF BEGINNING, containing 547.452 acres of land in Medina County, Texas, as shown on drawing filed under Job No. S0779-001-01 in the office of Jones and Carter, Inc, San Antonio, Bexar County, Texas.

Note: All bearings and distances referenced herein are Texas State Plane Coordinate System grid, South Central Zone (NAD'83) as established by Global Positioning System (GPS). The grid to surface scale factor is 1.000180.



JONES & CARTER, INC.

Michael A. Romans

Michael A. Romans
Registered Professional Land Surveyor #4657
Signature Date: November 17, 2015