

FIELD NOTES TO DESCRIBE

A survey of 965.502 acres of land situated about 8.6 miles S 63° W of Bandera, in Bandera County, Texas, and having acreage in the following original surveys:

<u>SURVEY NO.</u>	<u>ABSTRACT NO.</u>	<u>ORIGINAL GRANTEE</u>	<u>ACRES</u>
39	1184	G.C. & S.F. RR. Co.	6.923
1105	795	G.B. & C.N.G. RR. Co.	214.412
1106 ½	1740	Lawrence Kalka	304.435
1107	811	H.E. & W.T. RR. Co.	103.885
1109	1332	E. L. & R.R. RR. Co.	107.874
N ½ 1110	1741	C. J. Kalka	51.966
S ½ 1110	1975	J. S. Kalka	151.940
2019	140	El Paso Irrig. Co.	<u>24.067</u>
		Total	965.502

said 965.502 acres of land being that same property called 965.520 acres of land in a Deed to Sam Houston Area Council, Boy Scouts of America from George and Mary Josephine Hamman Foundation, dated April 29, 1987, as recorded in Volume 293 on Page 625 of the Official Public Records of Bandera County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING:** At a 5/8" iron pin set on the South R.O.W. line of F.M. Highway 470 3.80 feet North of a 6" diameter cedar corner post at the point-of-intersection with the recognized West line of said Survey No. 1107 (the recognized East line of Survey No. 550, Abstract No. 288, J. F. Overland, original Grantee), for the Northeast corner of that certain 64.784 acre tract of land described in a Deed to William R. Bruyere, Guardian of the Estates of Luisa Milby Feagin and Michael Ryan Feagin from William R. Bruyere, Administrator of the Estate of Ann Bruyere Feagin, dated August 26, 1988, as recorded in Volume 315 on Page 508 of the aforementioned Official Public Records, and the Northwest corner of this survey;

**THENCE:** Along the South R.O.W. line of said F.M. Highway 470 and generally along a fence, the following courses:

Along the arc of a curve to the left having a radius of 3878.20 feet, a central angle of 11°55'41", a tangent of 405.16 feet, and a chord which bears N 71-06-20 E 805.93 feet, a distance of 807.39 feet to a 5/8" iron pin found 2.3 feet South of fence for the point-of-tangency of said curve;

N 65-04-17 E 514.82 feet to a 5/8" iron pin found 3.3 feet West of a 4" x 4" concrete R.O.W. marker for the point-of-curvature of a curve to the right;

Along the arc of said curve to the right having a radius of 2816.10 feet, a central angle of 11°08'41", a tangent of 274.75 feet, and a chord which bears N 70-38-08 E 546.91 feet, a distance of 547.77 feet to a 5/8" iron pin found for the point-of-tangency of said curve;

N 76-14-15 E 1420.40 feet to a stainless steel monument spike set at the center of an entrance gate for an angle point;

N 78-45-12 E 908.73 feet to a 5/8" iron pin found 0.67 feet North of fence and 1.2 feet West of a 4" x 4" concrete R.O.W. marker for the

point-of-curvature of a curve to the left;

Along the arc of said curve to the left having a radius of 3895.78 feet, a central angle of  $15^{\circ}18'08''$ , a tangent of 523.35 feet, and a chord which bears N 68-33-46 E 1037.37 feet, a distance of 1040.46 feet to a 5/8" iron pin found 2.0 feet South of fence and 5.9 feet Southwest of a 4" x 4" concrete R.O.W. marker for the point-of-tangency of said curve;

N 58-53-40 E 417.90 feet to a 5/8" iron pin found 3.6 feet North of fence and 4.2 feet Southwest of a 4" x 4" concrete R.O.W. marker for the point-of-tangency of a curve to the right;

Along the arc of said curve to the right having a radius of 3751.73 feet, a central angle of  $14^{\circ}43'14''$ , a tangent of 484.62 feet, and a chord which bears N 68-10-42 E 961.25 feet, a distance of 963.90 feet to a 5/8" iron pin found 2.2 feet North of fence for the point-of-tangency of said curve;

N 73-28-29 E 201.38 feet to a 5/8" iron pin set for the point-of curvature of a curve to the right;

Along the arc of said curve to the right having a radius of 3766.73 feet, a central angle of  $15^{\circ}39'50''$ , a tangent of 518.12 feet, and a chord which bears N 86-32-37 E 1026.57 feet, a distance of 1029.78 feet to a 5/8" iron pin found 0.90 feet West of a 4" x 4" concrete R.O.W. marker for the point-of-tangency of said curve; and

S 85-37-35 E 1394.31 feet to a 6" diameter creosote corner post for the Northwest corner of an entrance gate, the Northwest corner of that certain 731.479 acre tract of land described in a Deed to Ted Sako and Cindi Sako from Young Men's Christian Association of Greater Houston Area, dated January 31, 2013, as recorded in Volume 951 on Page 325 of the said Official Public Records, and the Northeast corner of this survey;

THENCE: Along the Southwest line of said entrance gate and the Southwest line of said 731.479 acre tract of land, S 37-52-09 E 51.38 feet to a 4" diameter pipe corner post for the Southeast corner of said entrance gate and an angle point of this survey;

THENCE: Generally along fence and a West line of said 731.479 acre tract of land, S 21-45-03 E at 232.86 feet pass a 3" diameter pipe post for an angle point in fence, leaving fence and continuing a total distance of 307.76 feet to a 5/8" iron pin set for an interior corner of said 731.479 acre tract of land and the upper Southeast corner of this survey;

THENCE: Generally along fence and the Northwest line of said 731.479 acre tract of land, the following courses:

S 60-06-32 W at 27.01 feet pass a 3" diameter pipe post for a corner of fence, continuing generally along said fence a total distance of 181.18 feet to a cut-off 3" diameter pipe post 0.94 feet North of a 3" diameter pipe post for an angle point;

S 55-32-23 W 141.71 feet to a cut-off 3" diameter pipe post 1.3

feet Northwest of a 3" diameter pipe post for an angle point;

S 38-43-38 W 1045.37 feet to a 3" diameter pipe post 0.73 feet East of a new 3" diameter pipe post for an angle point;

S 57-46-13 W 573.39 feet to a 3" diameter pipe post 1.0 feet South of a new 3" diameter pipe post for an angle point;

N 89-58-45 W 232.56 feet to a 3" diameter pipe post for an angle point;

S 39-36-38 W 709.09 feet to a 3" diameter pipe post for an angle point;

S 29-35-23 W 309.92 feet to a cut-off 3" diameter pipe post 1.0 feet South of a 3" diameter pipe post for an angle point;

S 04-06-24 W 340.36 feet to a 2" diameter pipe post by a 3" diameter pipe post for an angle point;

S 21-06-52 W 542.83 feet to a cut-off 8" diameter cedar post 5.77 feet Southwest of a 3" diameter pipe post for an angle point;

S 47-07-27 W 78.21 feet to a 5/8" iron pin found by a 6" diameter cedar post 1.20 feet West of a 3" diameter pipe post on or near the recognized lower West line of said Survey No. 1109 and the recognized lower East line of said Survey No. 1106 ½ for an angle point;

S 32-20-16 W 329.26 feet to a 5/8" iron pin found by a 6" diameter cedar post 0.34 feet West of a 3" diameter pipe post for an angle point;

S 35-18-59 W 511.02 feet to a 5/8" iron pin found by an 8" diameter cedar corner post 0.69 feet North of a 3" diameter pipe corner post for an angle point;

S 15-30-09 E 376.99 feet to an 8" diameter cedar post by a 3" diameter pipe post for an angle point;

S 19-21-18 W 506.32 feet to a 5/8" iron pin found by a 10" diameter cedar post 1.75 feet South of a 3" diameter pipe post for an angle point;

S 37-01-52 W 70.62 feet to a 5/8" iron pin found by an 8" diameter cedar corner post for an angle point;

S 30-19-28 W 55.50 feet to a railroad tie post 0.72 feet Northeast of a 3" diameter pipe post for an angle point;

S 19-40-37 E 81.86 feet to a 5/8" iron pin found 2.06 feet Southeast of a 3" diameter pipe post for an angle point;

S 06-20-57 E 658.94 feet to a 10" diameter cedar post

0.63 feet West of a 3" diameter pipe post for an angle point;

S 16-34-52 W 646.44 feet to a 5/8" iron pin found by a 6" diameter cedar post 0.85 feet Northwest of a 3" diameter pipe corner post for an angle point; and

S 00-15-40 E 355.40 feet to a 3" diameter pipe corner post for an interior corner of said 731.49 acre tract of land and the middle Southeast corner of this survey;

THENCE: Generally along fence and the lower North line of said 731.479 acre tract of land, S 69-55-37 W 1222.22 feet to a 3" diameter pipe corner post for the lower Northwest corner of said 731.479 acre tract of land and an interior corner of this survey;

THENCE: Generally along fence and the lower Southwest line of said 731.479 acre tract of land, S 20-39-05 E 731.61 feet to a 3" diameter pipe corner post on or near the recognized lower South line of said Survey No. 1109, the recognized North line of Survey No. 11, Abstract No. 680, C.C.S.D. & R.G.N.G. RR. Co., original Grantee, and the lower North line of that certain 1077 acres of land, more or less, described as Tract I in a Deed to the State of Texas from Louise Lindsey Merrick, dated January 31, 1977, as recorded in Volume 174 on Page 177 of the Deed Records of Bandera County, Texas, for the Southwest corner of said 731.479 acre tract of land, and the lower Southeast corner of this survey;

THENCE: Generally along fence and the occupied lower North line of said 1077 acres of land, more or less, S 70-25-50 W 994.82 feet to a 5/8" iron pin found by a 6" diameter cedar post for an angle point, S 69-49-27 W 1716.41 feet to a 5/8" iron pin found by a 4" diameter cedar post for an angle point, and S 67-59-31 W 1143.03 feet to an 8" diameter cedar corner post on the recognized East line of said Survey No. 39 for the recognized Southwest corner of said Survey No. 1109, the recognized Southwest corner of the South 1/2 of said Survey No. 1110, the recognized Northwest corner of said Survey No. 11, an interior corner of said 1077 acres of land, more or less, and the Southwest corner of this survey;

THENCE: Generally along fence and the occupied upper East and Northeast line of said 1077 acres of land, more or less, the following courses:

N 02-29-25 W 335.59 feet to a 6" diameter cedar post for an angle point;

N 14-52-37 W 171.49 feet to a 6" diameter cedar post for an angle point;

N 37-37-23 W 300.32 feet to a 12" diameter cedar post for an angle point;

N 45-05-42 W 655.58 feet to a 5/8" iron pin found by an 8" diameter cedar post for an angle point; and

N 39-45-11 W 655.42 feet to a 12" diameter cedar corner post on the recognized North line of said Survey No. 39, the recognized South line of said Survey No. 1108, the upper North line of said

1077 acres of land, more or less, and the South line of that certain 721.8 acres of land, more or less, described as First Tract in a Deed to NJD Holdings, Ltd. from Nina Jean Dunlap, Individually and as Independent Executor of the Estate of Bailey H. Dunlap, Jr., dated January 21, 2005, as recorded in Volume 687 on Page 144 of the said Official Public Records, for the occupied upper Northeast corner of said 1077 acres of land, more or less, and the lower Northwest corner of this survey;

THENCE: Generally along fence, the recognized North line of said Survey No. 39, the recognized South line of said Survey No. 1108, and in part along the recognized lower North line of the South ½ of said Survey No. 1110, N 70-39-22 E 510.47 feet to a 5/8" iron pin found by a 6" diameter cedar post for an angle point;

THENCE: Generally along fence, leaving said survey lines, and along the occupied South line of said 721.8 acres of land, more or less, N 79-06-16 E 217.78 feet to a 5/8" iron pin found by a 6" diameter cedar post for an angle point, N 74-47-44 E 223.62 feet to a 5/8" iron pin found by a 6" diameter cedar post for an angle point, and N 69-09-54 E 691.52 feet to a 5/8" iron pin found by a 10" diameter cedar corner post for the occupied Southeast corner of said 721.8 acres of land, more or less, and an interior corner of this survey;

THENCE: Generally along fence, for the most part along the recognized lower East line of said Survey No. 1108, the recognized upper West line of the South ½ of said Survey No. 1110, the recognized lower West line of the North ½ of said Survey No. 1110, and the lower East line of said 721.8 acres of land, more or less, the following courses:

N 20-39-20 W at 30.15 feet pass the recognized Southeast corner of said Survey No. 1108 and a recognized interior corner of the South ½ of said Survey No. 1110, continuing a total distance of 67.21 feet to a 5/8" iron pin found by a 6" diameter cedar post for an angle point;

Leaving said survey lines and generally along fence, N 38-42-50 W 31.11 feet to a 5/8" iron pin found by a 6" diameter cedar post for an angle point, N 22-13-05 W 75.82 feet to a 6" diameter cedar post for an angle point, and N 01-28-07 E 36.99 feet to a 6" diameter cedar post on or near said survey lines for an angle point;

N 19-40-31 W 1507.59 feet to a 6" diameter cedar post for an angle point;

N 29-01-26 W 63.73 feet to a 5/8" iron pin found by a 6" diameter cedar post for an angle point;

N 18-53-37 W 1075.90 feet to a 5/8" iron pin found by a 4" diameter pipe post for an angle point;

Leaving said survey lines, N 07-40-19 E 45.21 feet to a 4" diameter pipe post for an angle point and N 39-32-08 W 54.54 feet to a 5/8" iron pin found by a 4" diameter pipe post on or near said survey lines for an angle point; and

N 19-44-41 W 887.00 feet to a 5/8" iron pin found by a 4" diameter pipe corner post for the recognized lower Northeast corner of said Survey No. 1108, the recognized Southeast corner of Survey No. 550, the recognized Southwest corner of said Survey No. 1107, the recognized lower Northwest corner of the North 1/2 of said Survey No. 1110, the lower Northeast corner of said 721.8 acres of land, more or less, the Southeast corner of said 64.784 acre tract of land, and an angle point of this survey;

THENCE: Generally along fence, the recognized West line of said Survey No. 1107, the recognized East line of said Survey No. 550, and the East line of said 64.784 acre tract of land, N 19-30-45 W 1239.86 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 9<sup>th</sup> day of December, 2016.



Charles W. Rothe  
Registered Professional Surveyor No. 2453  
1705 Avenue K, P. O. Box 426  
Hondo, Texas 78861  
Ph. (830) 426-3005  
FAX (830) 426-8160

