

# D. G. SMYTH & COMPANY, INC.

---

"A Statewide Professional Land Surveying Service Company"

**1022 Garner Field Road, Suite C**

**Uvalde, Texas 78801**

**FIRM # 10008800**

**Office Tel. (830) 591-0858**

[smythsurveyors.com](http://smythsurveyors.com)

**Fax (830) 591-0863**

## **FIELD NOTES FOR A BOUNDARY SURVEY OF 480.55 GRID ACRES, MORE OR LESS COMPLETED JANUARY 29, 2019**

Being a Boundary and Improvements Survey of 480.55 Grid Acres, more or less, lying in Kendall County, Texas, being out of and a parts of L. Mallet Survey 1, Abstract No. 343, J.W. Sansom Survey 81, Abstract No. 448, W.H. Clopton Survey 161, Abstract No. 105, C. Woehler Survey 807, Abstract No. 552, Irrig. Co. Survey 784, Abstract No. 161, and B.F. Patton Survey 745, Abstract 380, and being comprised of a composite of those same certain tracts called 281.056 acres as described in conveyance document to Bowden Springs, LLC, et al recorded in Volume 1098, Page 934 of the Kendall County Official Records, and Tract 1: 182.714 acres, Tract 2: 1.837 acres, Tract 3: 10.218 acres, and Tract 4: 6.985 acres as described in conveyance document to William Cody Schneider, and Wesley Reece Schneider recorded in Volume 1130, Page 511 of the Kendall County Official Records, Kendall County, Texas and being more particularly described by metes and bounds as follows: (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.) (All corners called for as being set are marked on the ground with ½ inch rebar with plastic identification caps stamped "RPLS/6418" attached unless otherwise noted or shown.)

**BEGINNING:** at a found ½" diameter rebar on the ostensible common line of said Survey 745 and said Survey 784, at a point on the fenced northwesterly margin of F.M. 3351, marking an exterior corner of that same certain tract called 731.97 acres as described in conveyance document to Thornton-Carlisle Interests, LP, recorded in Volume 1300, Page 282 of the Kendall County Official Records, and marking the south corner of the herein described tract;

**THENCE:** In a northwesterly direction, generally with the occupied boundary fence, with the common line of said 731.97 acres tract and the herein described tract for the following ten (10) calls:

1. N 55° 43' 16" W, for a distance of **649.13** feet to a 4" diameter galvanized fence angle post marking a deflection point of said 731.97 acres tract and marking a deflection point of the herein described tract;
2. N 21° 58' 23" W, for a distance of **1050.88** feet to a 4" diameter galvanized fence angle post marking a deflection point of said 731.97 acres tract and marking a deflection point of the herein described tract;
3. N 27° 17' 12" W, crossing the ostensible common line of said Survey 784 and said Survey 807 for a distance of **1083.85** feet to a 4" diameter galvanized fence angle post marking a deflection point of said 731.97 acres tract and marking a deflection point of the herein described tract;
4. N 89° 03' 55" W, for a distance of **374.77** feet to a 4" diameter galvanized fence angle post marking a deflection point of said 731.97 acres tract and marking a deflection point of the herein described tract;
5. S 56° 44' 53" W, crossing the ostensible common line of said Survey 807 and said Survey 784 for a distance of **664.80** feet to a 4" diameter galvanized fence angle post marking a deflection point of said 731.97 acres tract and marking a deflection point of the herein described tract;
6. N 84° 42' 49" W, for a distance of **314.00** feet to a 4" diameter galvanized fence angle post marking a deflection point of said 731.97 acres tract and marking a deflection point of the herein described tract;
7. N 47° 23' 29" W, for a distance of **467.29** feet to a 4" diameter galvanized fence angle post marking a deflection point of said 731.97 acres tract and marking a deflection point of the herein described tract;
8. N 02° 37' 51" E, for a distance of **382.75** feet to a 4" diameter galvanized fence angle post marking a deflection point of said 731.97 acres tract and marking a deflection point of the herein described tract;
9. N 20° 48' 49" W, crossing the ostensible common line of said Survey 784 and said Survey 81 for a distance of **3924.56** feet to a 3" diameter galvanized fence angle post at a point on the ostensible common line of said Survey 81 and B.B.B. & C. RR. Co. Survey 100, Abstract No. 59, marking a deflection point of said 731.97 acres tract and marking a deflection point of the herein described tract;
10. N 00° 01' 57" W, with the ostensible common line of said Survey 81 and said Survey 100 for a distance of **1724.19** feet to a found ½" diameter rebar marking the ostensible common corner of said Survey 81 and said Survey 100, at a point on the ostensible common line of R.W. Montgomery Survey 2, Abstract No. 344, marking a deflection point of Kendall Partners, LTD., recorded in Volume 446, Page 874 of the Kendall County Appraisal District, marking an exterior corner of said 731.97 acres tract and marking the northwest corner of the herein described tract;

**THENCE:** In a southeasterly direction, generally with the occupied boundary fence, with the common line of said Kendall Partners, LTD. tract and the herein described tract for the following eleven (11) calls:

1. **S 89° 46' 23" E**, with the ostensible common line of said Survey 2 and said Survey 81 for a distance of **786.75** feet to a set ½" diameter rebar marking a deflection point of said Kendall Partners, LTD. Tract, and marking a deflection point of the herein described tract;
2. **S 89° 26' 10" E**, with the ostensible common line of said Survey 2 and said Survey 81 for a distance of **762.70** feet to an 8" diameter cedar fence corner post marking a reentrant corner of said Kendall Partners, LTD. Tract, and marking the northeast corner of the herein described tract;
3. **S 04° 50' 01" E**, for a distance of **52.90** feet to a set ½" diameter rebar marking a deflection point of said Kendall Partners, LTD. Tract, and marking a deflection point of the herein described tract;
4. **S 01° 08' 18" E**, for a distance of **181.97** feet to a set ½" diameter rebar marking a deflection point of said Kendall Partners, LTD. Tract, and marking a deflection point of the herein described tract;
5. **S 01° 02' 53" E**, for a distance of **704.65** feet to a 4" diameter pipe fence corner post marking the ostensible common corner of L. Mallet Survey 1, Abstract No. 343 and said Survey 81, marking an exterior corner of said Kendall Partners, LTD. Tract, and marking a reentrant corner of the herein described tract;
6. **N 88° 38' 38" E**, at a distance of 651.25 feet passing a t-post, continuing on the same course for a total distance of **746.42** feet to a point marking a deflection point of said Kendall Partners, LTD. Tract, and marking a deflection point of the herein described tract;
7. **S 84° 58' 27" E**, for a distance of **346.15** feet to a 10" diameter cedar fence corner post marking the ostensible common corner of said Survey 81 and said Survey 161, also at a point on the ostensible south line of said Survey 1, marking a reentrant corner of said Kendall Partners, LTD. Tract, and marking an exterior corner of the herein described tract;
8. **S 00° 31' 36" E**, with the ostensible common line of said Survey 161 and said Survey 81 for a distance of **1328.46** feet to a set ½" diameter rebar marking a deflection point of said Kendall Partners, LTD. Tract, and marking a deflection point of the herein described tract;
9. **S 00° 01' 24" W**, with the ostensible common line of said Survey 161 and said Survey 81 for a distance of **891.01** feet to a 4" diameter pipe fence corner post marking an exterior corner of said Kendall Partners, LTD. Tract, and marking a reentrant corner of the herein described tract;
10. **N 79° 57' 54" E**, for a distance of **887.40** feet to a found ½" diameter rebar marking a deflection point of said Kendall Partners, LTD. Tract, and marking a deflection point of the herein described tract;

me

11. **N 65° 25' 00" E**, passing the common corner of said Kendall Partners, LTD. Tract and that same certain tract called 17.257 acres as described in conveyance document to James L. Hayne, Jr., Trustee of the Roxana C. Hayne Ranch Trust of 2001 recorded in Volume 937, Page 7 of the Kendall County Official Records, continuing on the same course with the common line of said 17.257 acres tract and the herein described tract for a distance of **762.31** feet to a 10" diameter cedar fence angle post marking a deflection point of said 17.257 acres tract, and marking a deflection point of the herein described tract;

**THENCE: N 48° 22' 23" E**, generally with the occupied boundary fence, with the common line of said 17.257 acres tract and the herein described tract for a distance of **4.41** feet to a 3" diameter galvanized fence corner post marking a deflection point of that same certain tract as described in conveyance document to A. Howard Bottles, Jr., recorded in Volume 1339, Page 517 of the Kendall County Official Records, marking the southeast corner of said 17.257 acres tract, and marking an exterior corner of the herein described tract;

**THENCE:** In a southeasterly direction, generally with the occupied boundary fence, with the common line of said A. Howard Bottles, Jr. tract and the herein described tract for the following five (5) calls:

1. **S 37° 25' 35" E**, for a distance of **583.91** feet to a set ½" diameter rebar marking a deflection point of said A. Howard Bottles, Jr. tract, and marking a deflection point of the herein described tract;
2. **S 32° 07' 53" E**, crossing the ostensible common corner of said Survey 161 and S.B. Patton Survey 63, Abstract No. 374, continuing on the same course with the ostensible common line of said Survey 63 and said Survey 161 for a distance of **344.84** feet to a set ½" diameter rebar marking a deflection point of said A. Howard Bottles, Jr. tract, and marking a deflection point of the herein described tract;
3. **S 31° 34' 17" E**, with the ostensible common line of said Survey 63 and said Survey 161 for a distance of **173.24** feet to a set ½" diameter rebar marking a deflection point of said A. Howard Bottles, Jr. tract, and marking a deflection point of the herein described tract;
4. **S 29° 37' 48" E**, crossing the ostensible common corner of said Survey 161 and said Survey 81, continuing on the same course with the ostensible common line of said Survey 63 and said Survey 81 for a distance of **533.16** feet to a 10" diameter cedar fence angle post marking a deflection point of said A. Howard Bottles, Jr. tract, and marking a deflection point of the herein described tract;
5. **S 29° 17' 16" E**, with the ostensible common line of said Survey 63 and said Survey 81 for a distance of **480.88** feet to a found ½" diameter rebar at a point on the fenced northwesterly margin of F.M. 3351, marking an exterior corner of said A. Howard Bottles, Jr. tract, and marking a deflection point of the herein described tract;

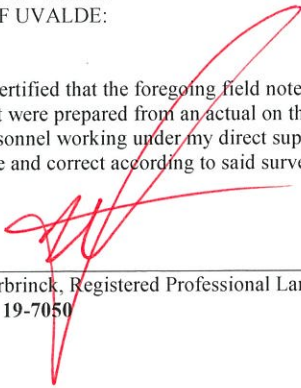
**THENCE:** In a southwesterly direction, with the fenced northwesterly margin of F.M. 3351 and the herein described tract for the following five (5) calls:

1. **S 12° 29' 42" W**, crossing the ostensible common line of said Survey 81 and said Survey 784 for a distance of **172.07** feet to a found TX DOT concrete ROW monument marking a deflection point of the herein described tract;

2. **S 12° 29' 42" W**, crossing the ostensible common line of said Survey 784 and said Survey 745 for a distance of **1292.98** feet to a set ½" diameter rebar marking the beginning of a curve to the right whose radius is 5669.65 feet;
3. Southwesterly with said curve deflecting continuously and uniformly to the right for an arc distance of **505.35** feet (Chord = **S 15° 02' 54" W, 505.19** feet) to a set ½" diameter rebar marking the end of said curve;
4. **S 17° 36' 41" W**, for a distance of **996.84** feet to a found TX DOT concrete ROW monument marking a deflection point of the herein described tract;
5. **S 17° 34' 49" W**, for a distance of **737.97** feet to the **Place of Beginning** and containing **480.55 grid acres** of land, more or less, within the herein described boundary, according to an actual on the ground survey made by D. G. Smyth & Co., Inc. and completed on January 29, 2019.

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 said survey.



Mark E. Logrbrinck, Registered Professional Land Surveyor/No. 6418  
**PROJ. NO. 19-7050**

