

## BUSHONG LAND SURVEYING

Land Surveying Across The Lone Star State  
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### **DESCRIPTION OF 880.22 ACRES OF LAND OUT OF VARIOUS ORIGINAL SURVEYS IN EDWARDS COUNTY, TEXAS.**

Being all that certain tract or parcel of land, lying and being situated in the County of Real,  
State of Texas, comprising a total of 880.22 acres of land out of the following Original Surveys:

<u>Survey</u>	<u>Grantee</u>	<u>Block</u>	<u>Abst. No.</u>	<u>Acres±</u>
21	G.W.T.&P. Ry. Co.	1	349	245.72
W ½ 21	I. Allbright	1	2	324.96
E ½ 21	W.R. Welch	1	965	<u>309.54</u>
Total				880.22

The said 880.22 acre tract being the same tract of land described as 880.601 acres in a deed from Jeffrey D. Smithers and Lori Jane Smithers to Dos Rios Ranch, Ltd., dated October 12, 2011 and recorded in Volume 52, Page 686 of the Official Public Records of Real County, Texas. The said 880.22 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron stake found next to a cedar 3-way fence corner post marking the northeast corner of said 880.601 acre tract and northwest corner of a certain 2508.86352 acre tract (Vol. 85, Pg. 90 DR), and being taken as the common corner of Survey Nos. 27, 28, 35, and 36, said Block 1;

THENCE S 5° 14' W (basis of bearings - GPS readings) along or near fence and extension thereof with the common line between said Survey Nos. 27 and 28, west line of said 2508.86352 acre tract, crossing the East Prong of the Nueces River, a distance of 4957.46 feet to a point marking the most easterly southeast corner of subject tract, from which a Live Oak tree for fence corner bears N 84° 46' E, 4.00 feet and a 4" square concrete monument taken as the common corner of Survey Nos. 21, 22, 27, and 28 bears S 5° 14' W, 170.19 feet;

THENCE with fence, the upper south line of said 880.601 acre tract and north line of a certain 119.127 acre tract (Vol. 1, Pg. 278 OPR), as follows:

S 84° 46' W, 495.07 feet; tree for fence angle

S 77° 53' W, 72.88 feet; tree for fence angle (now crossing river unfenced)

S 88° 00' W, 319.18 feet; 60d nail found in cedar fence post

S 86° 35' W, 1020.29 feet; 60d nail found in cedar tree fence post

N 83° 58' W, 294.03 feet; 60d nail found in cedar tree fence post

N 86° 00' W, 317.48 feet to a found 4" square concrete monument marking a reentrant corner of said 880.601 acre tract and northwest corner of said 119.127 acre tract, from which a stone mound found marking the southeast corner of the W ½ of Survey No. 28 and southwest corner of the E ½ of Survey No. 28 bears N 85° 05' W, 125.02 feet;

THENCE S 5° 11' W with the east line of said 880.601 acre tract, west line of said 119.127 acre tract, and west line of a certain 190.037 acre tract (Vol. 1, Pg. 278 OPR), unfenced, at 2772.20 feet pass a found 5/8" iron stake found on the high bank and continue in all a distance of 3004.24 feet to a point in the approximate center of the East Prong of the Nueces River;

THENCE downstream with the approximate center of said river and common line between said 880.601 acre tract and said 190.037 acre tract as follows:

S 46° 24' W, crossing a dam, 735.92 feet; point

S 35° 25' W, crossing Hackberry Road (County Road), 191.69 feet to a point;

THENCE S 45° 57' E leaving said river with the common line between said 880.601 acre tract and said 190.037 acre tract a distance of 97.88 feet to an oak tree stump at the end of fence;

THENCE with fence and common line between said 880.601 acre tract and said 190.037 acre tract as follows:

N 75° 37' E, 20.28 feet; 60d nail found in fence cedar tree fence post  
S 82° 16' E, 139.40 feet; cedar fence corner post  
S 5° 37' W, 666.41 feet; cedar fence post  
S 21° 47' W, 58.15 feet to a 5/8" iron stake found next to a pipe 3-way fence corner post marking the most southerly southeast corner of said 880.601 acre tract, a corner in the west line of said 190.037 acre tract, and a corner in the east line of a certain 17.809 acre tract (Vol. 74, Pg. 595 RPR);

THENCE with fence and common line between said 880.601 acre tract and said 17.809 acre tract, from found 5/8" iron stake to found 5/8" iron stake, as follows:

N 41° 24' W, 165.62 feet;  
N 67° 57' W, 201.23 feet;  
N 87° 43' W, 267.21 feet;  
N 55° 45' W, 363.28 feet;  
N 67° 40' W, 130.99 feet to a 5/8" iron stake found next to a fence corner post marking the northwest corner of said 17.809 acre tract and northeast corner of the remainder of a certain 80 acre tract (Vol. 26, Pg. 489 DR);

THENCE with fence and lower south line of said 880.601 acre tract, from found 5/8" iron stake to found 5/8" iron stake, as follows:

N 54° 09' W, 185.34 feet;  
N 43° 19' W, 56.10 feet;  
N 33° 41' W, 98.31 feet;  
N 38° 37' W, 185.04 feet;  
N 51° 12' W, 187.89 feet;  
N 27° 32' W, 109.13 feet;  
N 35° 28' W, 127.80 feet;  
N 42° 28' W, 147.04 feet;  
N 51° 02' W, 90.14 feet;  
N 83° 05' W, 47.86 feet;  
N 70° 51' W, 25.19 feet;  
N 56° 41' W, 446.13 feet;  
N 48° 41' W, 121.54 feet to 5/8" iron stake found at the base of a Spanish Oak tree for fence corner marking the southwest corner of said 880.601 acre tract, said 5/8" iron stake being on the Edwards-Real County Line and common line between Survey Nos. 20 and 21, said Block 1;

THENCE N 4° 29' E along or near fence and extension thereof, crossing said Hackberry Road with the Edwards-Real County Line, common line between said Survey Nos. 20 and 21, west line of said 880.601 acre tract, and an east line of a certain 6930.50 acre tract (Vol. 262, Pg. 640 OPR) a distance of 366.63 feet to a point in the approximate center of the East Prong of the Nueces River;

THENCE N 3° 27' E along or near fence and extension thereof with the west line of said 880.601 acre tract, east line of said 6930.50 acre tract, and said Edwards-Real County Line a distance of 336.10 feet to a 4" square concrete monument found 6 feet west of fence marking the NE corner of the S ½ Survey No. 20 and southeast corner of the S ½ of the NE ¼ Survey No. 20, said Block 1;

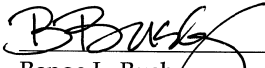
THENCE N 5° 00' W diverging east of fence with the Edwards-Real County Line, west line of said 880.601 acre tract, west line of said Survey No. 21, west line of said W ½ Survey No. 28, east line of said 6930.50 acre tract, east line of said Survey No. 20, and east line of Survey No. 29, said Block 1, a distance of 7520.84 feet to a found 5/8" iron stake marking the northwest

corner of said 880.601 acre tract, from which a cedar 2-way fence corner post bears N 87° 07' W, 57.99 feet;

THENCE S 85° 53' E along or near fence with the north line of said 880.601 acre tract, at 207.57 feet pass a cedar 3-way fence corner post marking the southwest corner of a certain 1694.72 acre tract (Vol. 41, Pg. 247 OPR) and continue with the north line of said 880.601 acre tract and south line of said 1694.72 acre tract in all a distance of 5365.34 feet to the place of BEGINNING.

THE STATE OF TEXAS  
COUNTY OF KIMBLE

I, Benge L. Bushong, a registered professional land surveyor, on the basis of my knowledge, information, and belief, hereby certify that as a result of a survey made on the ground under my supervision to the normal standards of care of professional land surveyors in Texas, this is an accurate representation of the property shown hereon.

  
Benge L. Bushong  
R.P.L.S. No. 5690  
Firm# 10055200  
August 29, 2019  
Job #3420

