

FIELD NOTES DESCRIPTION FOR 72.35 ACRES OF THE
JIM GARDNER LAND IN BANDERA COUNTY, TEXAS

Being all of a certain tract or parcel of land out of H. Michaels Survey No. 91, Abstract No. 264, in Bandera County, Texas; part of 82.76 acres conveyed to James P. Gardner, et al, from Russell S. Johnson by an Estate General Warranty Deed executed the 1st day of June, 2000 and recorded in Volume 533 at Page 452 of the Official Public Records of Bandera County, Texas; and being more particularly described by metes and bounds as follows (record calls shown in parentheses):

BEGINNING at a three-way fence cornerpost for the east corner of the herein described tract and said 82.76 acres, in the northwest line of Lot No. 351 of Bandera Ranch Acres, a subdivision of record in Volume 1 at Page 103 [Unit No. 1] and in Volume 2 at Page 16 [Unit No. 2] of the Plat Records of Bandera County, Texas; which point bears 2809.60 ft. N.44°53'07"E. from a three-way fence cornerpost at the south corner of said 82.76 acres, at or near the south corner of said Survey No. 91;

THENCE, along a fence with the common line between said 82.76 acres and said Bandera Ranch Acres: with the northwest line of said Lot No. 351, S.44°47'31"W. (S.45°37'W.) 363.19 ft. to a ½" iron stake found at a three-way cornerpost at the northerly common corner of Lots No. 350 and No. 351; with the northwest line of said Lot No. 350, S.44°51'18"W. 496.26 ft. (S.45°37'W. 496.8 ft.) to a ½" iron stake found at a three-way cornerpost at the northerly common corner of Lots No. 349 and No. 350; with the northwest line of said Lot No. 349, S.45°07'13"W. 447.13 ft. (S.45°37'W. 446.8 ft.) to a 60 "d" nail set at the northwesterly common corner of Lots No. 348 and No. 349; and with the northwest line of said Lot No. 348, S.44°51'04"W. (S.45°20'W.) 527.83 ft. to a ½" iron stake set for the southeast corner of the herein described tract;

THENCE, upon, over and across said 82.76 acres, each point marked with a set ½" iron stake: N.79°37'10"W. 156.47 ft.; N.55°42'16"W. 211.72 ft.; N.88°57'03"W. 108.78 ft.; and N.38°41'22"W., at 117.92 ft. passing a ½" iron stake set for reference, then continuing for a total distance of 159.63 ft. to an unmarked point in the approximate center of Mason Creek for the southwest corner of the herein described tract, in the common line between said 82.76 acres and 239.77 acres conveyed to Robert Allen Gardner, Jr., et al, from Lisa M. Chandler by a Warranty Deed with Vendor's Lien executed the 17th day of December, 1999 and recorded in Volume 521 at Page 721 of the Official Public Records of Bandera County, Texas;

THENCE, with the common line between said 82.76 acres and said 239.77 acres along the approximate center of said Mason Creek, each point unmarked with a ½" iron stake set for reference on the southeast bank, calls to each in brackets: N.31°55'49"E. (N.32°32'47"E.) 20.39 ft. [S.65°40'04"E. 40.04 ft.]; N.04°49'49"E. 603.54 ft. (N.05°26'47"E. 603.59 ft.) [N.39°52'02"E. 30.28 ft.]; and N.18°58'11"W. 280.56 ft. (N.18°21'13"W. 280.58 ft.) [N.46°16'03"E. 47.16 ft.];

THENCE, continuing with the common line between said 82.76 acres and said 239.77 acres: N.44°40'08"E., at 58.2 ft. passing a fence endpost, then along a fence for a total distance of 411.54 ft. (N.45°17'06"E. 411.57 ft.) to a ½" iron stake found for a reentrant corner of the herein described tract and said 82.76 acres; and not along a fence, N.45°39'12"W. 935.87 ft. (N.44°26'W. 936.00 ft.) to a ½" iron stake found at a fence cornerpost at the southwesterly common corner of said 82.76 acres and 30 acres conveyed to Jack L. McCloskey from Charles E. McCloskey by a Warranty Deed executed the 16th day of August, 1985 and recorded in Volume 265 at Page 139 of the Official Public Records of Bandera County, Texas;

THENCE, along a fence with the common line between said 82.76 acres and said 30 acres: N.45°18'59"E. 927.60 ft. (N.45°29'30"E. 926.85 ft.) to a ½" iron stake found at a four-way cornerpost for a reentrant corner of the herein described tract and said 82.76 acres, the east corner of said 30 acres; and N.45°16'52"W. 658.35 ft. (N.44°50'W. 649 ft.) to a three-way cornerpost at the north corner of said 30 acres in the southeast line of 161.7 acres conveyed to W. B. Joiner from Wayne Chipman, et ux, by a deed executed the 14th day of January, 1970 and recorded in Volume 137 at Page 923 of the Official Public Records of Bandera County, Texas;

THENCE, with the common line between said 82.76 acres and said 161.7 acres, N.44°37'11"E., along a fence, at 38.60 ft. passing a cornerpost, then not along a fence for a total distance of 60.66 ft. (N.45°15'E. 60 ft.) to a ½" iron stake found in a fence for the north corner of the herein described tract and said 82.76 acres, the east corner of said 161.7 acres, in the southwest line of 100.03 acres conveyed to Ethel Mae Stevens from Aleen Hunt, et al, by a deed executed the 27th day of July, 1967 and recorded in Volume 128 at Page 624 of the Official Public Records of Bandera County, Texas;

THENCE, along a fence with the common line between said 82.76 acres and said 100.03 acres, S.45°14'35"E. (S.44°54"E.) 815.57 ft. to a three-way cornerpost at the south corner of said 100.03 acres, the west corner of 11.829 acres conveyed as Tract Three to Rosalyn Brown by a Partition Deed dated July 28, 1987 and recorded in Volume 299 at Page 218 of the Official Public Records of Bandera County, Texas;

THENCE, along a fence with the common line between said 82.76 acres and said 11.829 acres, S.46°00'01"E. 999.37 ft. (S.45°22'30"E. 999.26 ft.) to a ½" iron stake found at a three-way cornerpost at the south corner of said 11.829 acres, the west corner of 35.893 acres conveyed to Joel S. Garcia, et al, from J. J. Adams by a deed executed the 9th day of June, 1969 and recorded in Volume 135 at Page 41 of the Official Public Records of Bandera County, Texas;

THENCE, along a fence with the common line between said 82.76 acres and said 35.893 acres, S.45°33'21"E. 993.88 ft. (S.44°50'E. 998.3 ft.) to the PLACE OF BEGINNING containing 72.35 acres of land, more or less, within these metes and bounds.

I hereby certify that these field notes and accompanying plat are accurate descriptions of the property contained therein as determined by a survey made on the ground under my direction and supervision, and that all property corners are marked as stated. (Bearing basis = True north based on GPS observations)

Date surveyed: April 12 & 13, 2000
May 11, 2000; July 25, 2012

Dated this 6th day of August, 2012

Don W. Voelkel
Registered Professional Land Surveyor No. 3990

