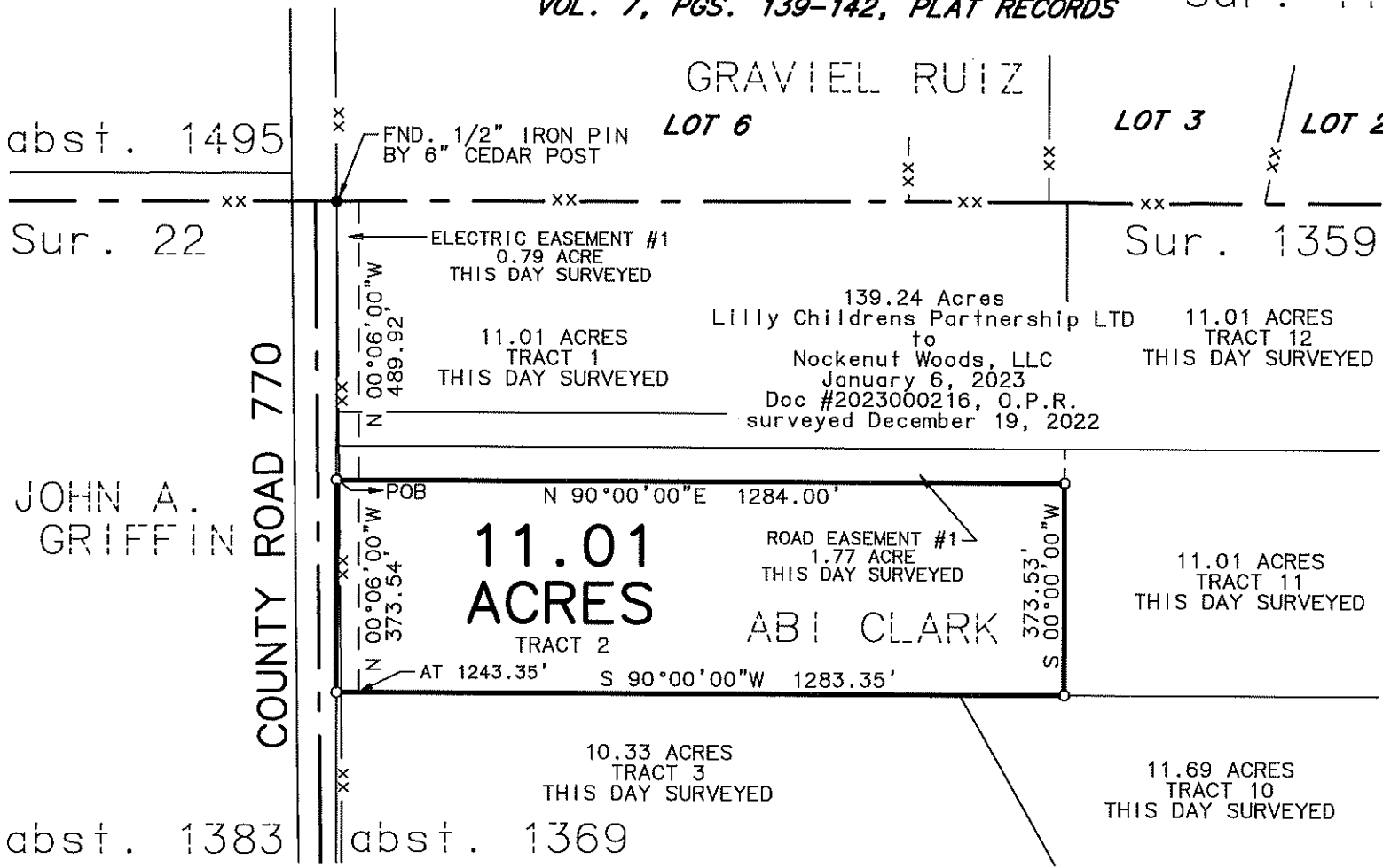


MEDINA COUNTY, TEXAS

GREAT OAKS SUBDIVISION PHASE III Sur. 119
VOL. 7, PGS. 139-142, PLAT RECORDS



LEGEND:

- xx — FENCE LINE
- o — SET 5/8" IRON PIN
- - — ORIGINAL SURVEY LINE
- POB POINT OF BEGINNING
- O.P.R. OFFICIAL PUBLIC RECORDS MEDINA COUNTY, TEXAS



SCALE 1" = 300'

BEARINGS SHOWN HEREON ARE FROM GPS OBSERVATIONS TEXAS COORDINATE SYSTEM NAD83(11) 1" = 300'

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

I HEREBY CERTIFY THAT THE FOREGOING PLAT AND ACCOMPANYING FIELD NOTE DESCRIPTION WERE PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND, UNDER MY SUPERVISION, AND THAT THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. HOWARD SURVEYING ACCEPTS RESPONSIBILITY FOR THIS PLAT ONLY TO THE ORIGINAL CLIENTS FOR WHICH IT WAS PREPARED.

THIS THE 23RD DAY OF MARCH 2023.

Keith Howard
KEITH HOWARD, R.P.L.S. NO. 5949
HOWARD SURVEYING
TBPELS FIRM NO. 10125700
402 STATE HWY 173 SOUTH
HONDO, TEXAS 78861
830-426-4776



PREPARED FOR: NOCKENUT WOODS LLC

SURVEYED ON THE GROUND: JANUARY 20 & 25, 2023

A plat of an 11.01 Acre Tract of land (Tract 2) situated about 25.2 miles S 51° E of Hondo in Medina County, Texas.

STATE OF TEXAS
COUNTY OF MEDINA

PREPARED FOR: Nockenut Woods LLC

FIELD NOTES TO DESCRIBE

An 11.01 Acre Tract of land (Tract 2) being situated about 25.2 miles S 51° E of Hondo in Medina County, Texas, being out of Survey No. 1359, Abstract No. 1369, Abi Clark, original grantee, and being out of a 139.24 Acre Tract (surveyed December 19, 2022) as described from Lilly Childrens Partnership LTD to Nockenut Woods, LLC in deed dated January 6, 2023 and recorded in Document #2023000216 of the Official Public Records of Medina County, Texas, and being more particularly described as follows:

BEGINNING: At a 5/8" iron pin set in the East line of County Road 770 and the West line of said 139.24 Acre Tract and Electric Easement #1 (0.79 Acre, this day surveyed) for the upper Southwest corner of an 11.01 Acre Tract (Tract 11, this day surveyed), the Southwest corner of Road Easement #1 (1.77 Acre, this day surveyed), and the Northwest corner of this tract from which a 1/2" iron pin found by 6" cedar post for the Northwest corner of said 139.24 Acre Tract, said Electric Easement #1, and an 11.01 Acre Tract (Tract 1, this day surveyed) bears N 00° 06' 00" W 489.92 feet;

THENCE: N 90° 00' 00" E 1284.00 feet into said 139.24 Acre Tract to a 5/8" iron pin set for an interior corner of said 11.01 Acre Tract (Tract 11), the Southeast corner of said Road Easement #1, and the Northeast corner of this tract;

THENCE: S 00° 00' 00" W 373.53 feet to a 5/8" iron pin set for the lower Southwest corner of said 11.01 Acre Tract (Tract 11) and the Southeast corner of this tract;

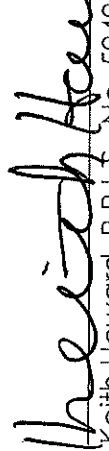
THENCE: S 90° 00' 00" W 1283.35 feet with the upper North line of an 11.69 Acre Tract (Tract 10, this day surveyed) and the North line of a 10.33 Acre Tract (Tract 3, this day surveyed), at 1243.35 feet pass the Southeast corner of said Electric Easement #1, continuing to a 5/8" iron pin set for the Northwest corner of said 10.33 Acre Tract (Tract 3) and the Southwest corner of this tract;

THENCE: N 00° 06' 00" W 373.54 feet with the East line of said road and the West line of said 139.24 Acre Tract to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 23rd day of March 2023.


Keith Howard, R.P.L.S. No. 5949
Howard Surveying
TBPELS Firm No. 10125700
402 State Hwy 173 South
Hondo, Texas 78861
(830) 426-4776

