

STATE OF TEXAS
COUNTY OF MEDINA

PREPARED FOR: Nockenut Woods LLC

FIELD NOTES TO DESCRIBE


Electric Easement #1 (0.79 Acre) 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:

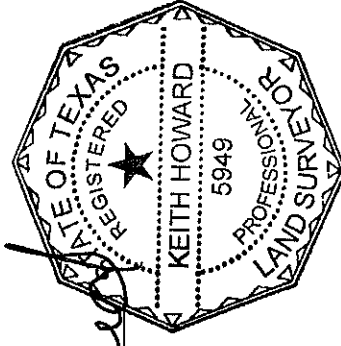
- BEGINNING:** At a 1/2" iron pin found by 6" cedar post in the East line of County Road 770, the South line of Survey No. 119, and the North line of Survey No. 1359 for the Southwest corner of Lot 6 of Great Oaks Subdivision Phase III (Volume 7, Pages 139-142, Plat Records) and the Northwest corner of said 139.24 Acre Tract, an 11.01 Acre Tract (Tract 1, this day surveyed), and of this easement;
- THENCE:** N 89° 46' 52" E 40.00 feet along a fence with the South line of Survey No. 119 and Lot 6 and the North line of Survey No. 1359, said 139.24 Acre Tract, and said 11.01 Acre Tract (Tract 1) to the Northeast corner of this easement;
- THENCE:** S 00° 06' 00" E 863.61 feet into said 139.24 Acre Tract crossing said 11.01 Acre Tract (Tract 1), an 11.01 Acre Tract (Tract 12, this day surveyed), an 11.01 Acre Tract (Tract 11, this day surveyed), and an 11.01 Acre Tract (Tract 2, this day surveyed) to the Southeast corner of this easement;
- THENCE:** S 90° 00' 00" W 40.00 feet with the North line of a 10.33 Acre Tract (Tract 3, this day surveyed) and the South line of said 11.01 Acre Tract (Tract 2) to a 5/8" iron pin set for the Northwest corner of said 10.33 Acre Tract (Tract 3) and the Southwest corner of said 11.01 Acre Tract (Tract 2) and of this easement;
- THENCE:** N 00° 06' 00" W 863.46 feet with the East line of said county road and the West line of said 139.24 Acre Tract and four 11.01 Acre Tracts (Tract 2, 11, 12, and 1) 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



STATE OF TEXAS
COUNTY OF MEDINA

PREPARED FOR: Nockenut Woods LLC

FIELD NOTES TO DESCRIBE

Electric Easement #2 (0.65 Acre) 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 under fence in the West line of Survey No. 1218A and a 41.517 Acre Tract (Volume 112, Page 289, Official Public Records) and the upper East line of Survey No. 1359 and said 139.24 Acre Tract for the Southeast corner of an 11.01 Acre Tract (Tract 12, this day surveyed) and the Northeast corner of an 11.01 Acre Tract (Tract 11, this day surveyed) and of this easement from which a 2" pipe post found by 6" cedar post for the Northeast corner of Survey No. 1359 and said 11.01 Acre Tract (Tract 12) and the upper Northeast corner of said 139.24 Acre Tract bears N 00° 01' 26" W 435.74 feet;
- THENCE:** S 00° 01' 26" E 704.80 feet along a fence with the West line of Survey No. 1218A and said 41.517 Acre Tract, the upper East line of Survey No. 1359 and said 139.24 Acre Tract, and the East line of said 11.01 Acre Tract (Tract 11) and an 11.69 Acre Tract (Tract 10, this day surveyed), at 433.55 feet pass a 5/8" iron pin set for the Southeast corner of said 11.01 Acre Tract (Tract 11) and the Northeast corner of said 11.69 Acre Tract (Tract 10), continuing to the Southeast corner of this easement;
- THENCE:** S 89° 58' 34" W 40.00 feet into said 139.24 Acre Tract and said 11.69 Acre Tract (Tract 10) to the Southwest corner of this easement;
- THENCE:** N 00° 01' 26" W 704.82 feet to the Northwest corner of this easement;
- THENCE:** N 90° 00' 00" E 40.00 feet with the South line of said 11.01 Acre Tract (Tract 12) and the North line of said 11.01 Acre Tract (Tract 11) 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

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