

FIELD NOTES TO DESCRIBE

A survey of 138.427 acres of land situated about 7.9 miles N 66° E of Hondo, on the Northeast side of the Town of Quihi, in Medina County, Texas, being 0.281 acres out of Survey No. 6, Abstract No. 241, George Cupples, original Grantee, and 132.333 acres out of Survey No. 7, Abstract No. 92, Adam Bartz, original Grantee, and 5.813 acres out of Survey No. 10, Abstract No. 468, Luis Huth, original Grantee, being all or portions of the following properties:

A portion of that certain 104.45526 acres of land described as Tract 1 in a Deed to Robert T. Fitzgerald and Karla Ruth Fitzgerald from Jack L. Finger, et ux, dated July 1, 1982, as recorded in Volume 315 on Page 831 of the Deed Records of Medina County, Texas, and in the Deed to Robert T. Fitzgerald and Alyne M. Fitzgerald, General Partners, from Robert T. Fitzgerald, et ux, dated November 30, 1988, as recorded in Volume 95 on Page 791 of the Official Public Records of Medina County, Texas;

A portion of that certain 6.039 acres of land, more or less, described in a Deed to Robert T. Fitzgerald as from Robert E. Browning, et ux, dated October 6, 1988, as recorded in Volume 91 on Page 444, of the aforementioned Official Public Records, and as Tract 3 in the above referenced Deed to Robert T. Fitzgerald and Alyne M. Fitzgerald, General Partners;

All of that certain 27.991 acres of land described as Tract 2 a Deed to Robert T. Fitzgerald & Alyne Fitzgerald Family Real Estate Limited Partnership, from Lone Star Exchange Company, dated June 6, 2001, as recorded in Volume 411 on Page 380 of the aforementioned Official Records, and in a Deed to Robert T. Fitzgerald, et ux, from Robert T. Fitzgerald and Alyne M. Fitzgerald, General Partners, dated January 19, 2006, as recorded in Volume 610 on Page 476 of the said Official Public Records; and

All of that certain 12.245 acres of land described in a Deed to Robert T. Fitzgerald and Alyne M. Fitzgerald, General Partners, from Robert T. Fitzgerald, et ux, dated December 27, 1991, as recorded in Volume 164 on Page 542 of the aforementioned Official Public Records, and in a Deed to Robert T. Fitzgerald, et ux, from Robert T. Fitzgerald and Alyne M. Fitzgerald, General Partners;

and being more particularly described by metes and bounds as follows:

BEGINNING: At a 5/8" iron pin set 10.98 feet North of a 4" diameter cedar post at the end of a fence at the point of intersection of the East R.O.W. line of FM Hwy. 2676 and the South line of Count Road 450 for the Northwest corner of said 104.45526 acres of land and the Northwest corner of this survey;

THENCE: Along the South line of said County Road 450 and for the most part along a fence, the North line of said 104.45526 acres of land, and the North line of said 12.245 acres of land, S 89-44-54 E at 442.63 feet pass 1.17 feet North of a 2" diameter pipe post at the end of a fence, at 634.36 feet pass 1 foot North of a 2" diameter pipe post at the West end of a gate, at 677.72 feet pass 1.06 North of a 2" diameter pipe post at the East end of said gate, at 840.73 feet pass 0.80 feet North of a 2" diameter pipe post at the West end of the main entrance gate 2.04 feet West of the Northwest corner of said 12.245 acres of land, at 871.25 feet pass 0.85 feet North of a 2" diameter pipe post at the East end of said main entrance gate, continuing a total distance of 1099.54 feet to a 5/8" iron pin found 1 foot North of fence for the Northeast corner of said 104.45526 acres of land, the Northwest corner of said 6.039 acre tract of land, and an angle point of this survey;

THENCE: Generally along fence, the South line of said County Road 450, and the North line of said 6.039 acre tract of land, S 89-39-59 E 208.82 feet to a 5/8" iron pin found by 6" diameter cedar corner post for the Northeast corner of said 6.039

acre tract of land, the Northwest corner of said 27.991 acre tract of land, and an angle point of this survey;

THENCE: Leaving fence, along the South and Southeast line of said County Road 450, and the North and Northwest line of said 27.991 acre tract of land, the following courses:

S 89-41-56 E 350.28 feet to a 5/8" iron pin set for an angle point;

N 77-24-17 E 183.72 feet to a 5/8" iron pin set for an angle point;

N 75-09-03 E 184.31 feet to a 5/8" iron pin set for an angle point; and

N 77-21-47 E 93.04 feet to a 5/8" iron pin set at the point-of- intersection of the Southeast line of said County Road 450 and the West line of County Road 365 for the Northeast corner of said 27.991 acre tract of land, and the Northeast corner of this survey;

THENCE: Along the Northwest and West line of said County Road 365 and the Southeast and East line of said 27.991 acre tract of land, the following courses:

S 13-52-22 E 21.14 feet to a 5/8" iron pin set for an angle point;

S 25-52-01 W 183.52 feet to a bent 1/2" iron pin found for an angle point;

S 26-16-03 W 89.04 feet to a bent 1/2" iron found for an angle point;

S 27-33-20 W 220.12 feet a bent 1/2" iron pin found for an angle point;

S 29-44-45 W 70.93 feet to a bent 1/2" iron pin found for an angle point;

S 24-47-27 W 95.14 feet to bent 1/2" iron pin found for an angle point;

S 04-43-34 W 89.37 feet to a 5/8" iron pin set for an angle point;

S 04-33-53 W 230.55 feet to a 5/8" iron pin set for an angle point;

S 02-55-44 W 394.86 feet to a 1/2" iron pin found by an old 12" diameter creosote post in concrete for an angle point;

S 01-31-30 W 300.01 feet to a 1/2" iron pin found at the base of a 36" diameter live oak tree for an angle point;

S 28-31-36 W 110.63 feet to a 1/2" iron pin found for an angle point;

S 32-50-40 W 163.51 feet to a 1/2" iron pin found for an angle point:

S 32-38-48 W 172.68 feet to a 1/2" iron pin found for an angle point;

S 32-11-59 W 688.03 feet to a 1/2" iron pin found by a 4" diameter cedar post in concrete for an angle point;

S 37-34-37 W 99.39 feet to 5/8" iron pin set for an angle point;

S 50-51-38 W 15.61 feet to a 1/2" iron pin found by a 6" diameter treated corner post for an angle point;

S 62-33-51 W 93.28 feet to a 1/2" iron pin found by a 4" diameter treated corner post for an angle point;

S 63-58-47 W 113.28 feet to a ½” iron pin found by a 16” diameter tree stump for an angle point;

S 64-36-43 W 198.79 feet to a ½” iron pin found 2.10 feet Northwest of an 8” diameter cedar post for an angle point;

S 76-27-14 W 71.75 feet to a 5/8” iron pin set for an angle point; and

S 82-03-19 W 98.23 feet to a 5/8” iron pin found by a 5” diameter cedar post for the Southwest corner of said 27.991 acre tract, the upper Southeast corner of said 104.45526 acres of land, and an angle point of this survey;

THENCE: Generally along fence, the Northwest line of said County Road 365, and the Southeast line of said 104.45526 acres of land, S 73-36-41 W 570.11 feet to a 5/8” iron pin found by a leaning 6” diameter cedar post for an angle point and S 43-09-14 W 315.73 feet to a 5/8” iron pin found by an 8” diameter cedar post at the East end of a cutback line connecting the Northwest line of said County Road 365 and the Northeast line of County Road 4516 for the lower Southeast corner of said 104.45526 acres of land and the lower Southeast corner of this survey;

THENCE: In part along fence, the South line of said 104.45526 acres of land, and along said cutback line, N 84-19-35 W 220.41 feet to a 5/8” iron pin set 11.73 feet Southeast of an 8” diameter cedar corner post on the Northeast line of County Road 4516 (Quihi-Castroville Road) for the West end of said cutback line, the lower Southwest corner of said 104.45526 acres of land, and the lower Southwest corner of this survey;

THENCE: Generally along fence, the Northeast line of said County Road 4516 (Quihi-Castroville Road), and a Southwest line of said 104.45526 acres of land, N 51-26-29 W 413.24 feet to a 5/8” iron pin found by a 6” diameter cedar corner post for the Southeast corner of that certain 3.594 acres or land, more or less, described in a Deed to Jimmy Walsh and Virginia Walsh from Jimmy Walsh, dated September 8, 2015, as recorded in Instrument No. 2015006205 of the aforementioned Official Public Records, and the upper Southwest corner of said 104.45526 acres of land, and the upper Southwest corner of this survey;

THENCE: Generally along fence and the East and Northeast line of said 3.594 acres of land, more or less, the following courses:

N 05-08-17 W 207.61 feet to a 5/8” iron pin found in fence for an angle point;

N 03-24-55 E 363.46 feet to a 6” diameter cedar corner post for an angle point;

N 60-51-30 W 78.77 feet to a 5/8” iron pin found by an 8” diameter cedar post in an 8” diameter elm tree for an angle point;

N 00-39-00 E 219.40 feet to a ½” iron pin found by a 4” cedar post for an angle point; and

N 54-27-04 W 8.84 feet to a ½” iron pin found 11.02 feet Southwest of an 8” diameter cedar post on the Southeast R.O.W. line of said FM Hwy. 2676 and the Northwest line of said 104.45526 acres of land, for the Northwest corner of said 3.594 acres of land, more or less, and a West corner of this survey;

THENCE: Generally along fence, the Southeast and East R.O.W. line of said FM Hwy. 2676, and the Northwest and West line of said 104.45526 acres of land, the following courses:

N 33-41-45 E 89.06 feet to a 4”X4” concrete R.O.W. marker found 1 foot West of fence for the point-of- curvature a curve to the left;

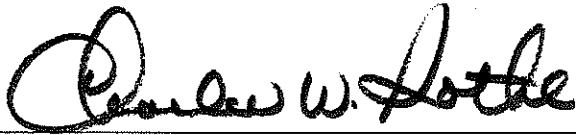
Along the arc of said curve to the left having a radius of 3879.72 feet, a central angle of 17°16’56”, a tangent of 589.60 feet, a chord which bears N 25-02-37 E 1165.82 feet, a distance of 1170.25 feet to a 4”X4” concrete R.O.W. marker by an 8” diameter cedar post for the point-of-tangency of said curve;

N 16-27-20 E 642.26 feet to a 4”X4” concrete R.O.W. marker found in fence for an angle point; and

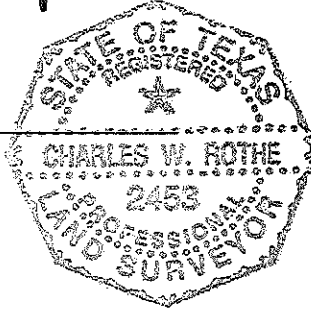
N 16-44-51 E at 317.08 feet pass a 4” diameter cedar post at the end of said fence, leaving fence and continuing a total distance of 328.05 feet to the POINT-OF-BEGINNING.

The bearings are relative to Geodetic North WGS 84 as taken from GPS observations.

I certify that the foregoing field note description was prepared from an actual survey made on the ground under my supervision and that same is true and correct. Witness my hand and seal this the 24th day of January 2019.



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FIELD NOTES TO DESCRIBE

A survey of 0.118 acres (5120.9 Sq. Ft.) of land situated about 7.9 miles N 66° E of Hondo, on the Northeast side of the Town of Quihi, in Medina County, Texas, out of Survey No. 6, Abstract No. 241, George Cupples, original Grantee, being a portion of that certain 0.367 acres of land described in a Quit Claim Deed to The Robert T. and Alyne Fitzgerald Family Real Estate Limited Partnership, Robert T. Fitzgerald, and Alyne Meyer Fitzgerald from Marvin L. Niebuhr, et ux, dated May 15, 1998, as recorded in Volume 323 on Page 590 of the Official Public Records of Medina County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: At a 5/8" iron pin found by a 10" diameter cedar corner post at the point-of-intersection of the East R.O.W. line of FM Hwy. 2676, the North line of County Road 450, and the West line of County Road 4501, for the South corner of said 0.367 acre tract of land and the South corner of this survey from which a 5/8" iron pin found by corner post for the Southwest corner of said Survey No. 6 bears S 87-31-14 W 800.30 feet;

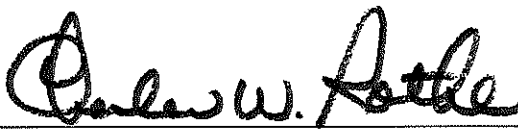
THENCE: Along the East R.O.W. line of said FM Hwy. 2676 and the West line of said 0.367 acre tract of land, N 05-32-54 W 121.44 feet to an 8" diameter cedar post at the end of a fence for an angle point and generally along fence, N 04-25-26 W 22.23 feet to a 4" cedar corner post for the Northwest corner of this survey from which a 5/8" iron pin found in fence bears N 09-57-55 W 15.71 feet;

THENCE: Generally along fence and across said 0.367 acre tract of land, N 63-22-50 E 77.11 feet to a 2" diameter pipe corner post on the West line of said County Road 4501 for the Northeast corner of this survey;

THENCE: Generally along fence, the West line of said County Road 4501, and the East line of said 0.367 acre tract of land, S 17-56-13 W 71.51 feet to a 8" diameter cedar corner post for an angle point and S 16-58-48 W 114.55 feet to the POINT OF BEGINNING.

The bearings are relative to Geodetic North WGS 84 as taken from GPS observations.

I certify that the foregoing field note description was prepared from an actual survey made on the ground under my supervision and that same is true and correct. Witness my hand and seal this the 22nd day of January 2019.



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