

FIELD NOTES TO DESCRIBE

A survey of 18.948 acres of land situated within the Corporate Limits of the City of Devine, in Medina County, Texas, out of Survey No. 16, Abstract No. 70, J. Brothag, original Grantee, being a portion of that certain 11.58 acres of land described in a Deed to Anthony Mello, et ux from Hector Chapa, et al, dated April 2, 2013, as recorded in Instrument No. 2013002601 of the Official Public Records of Medina County, Texas, a portion of that certain 18.890 acres of land described in a Deed to Anthony J. Mello, et ux from Hermelinda B. Pompa, Trustee, dated May 31, 2013, as recorded in Instrument No. 2013004679 of the aforementioned Official Public Records, all of that certain 0.053 acre tract of land described as Tract 2 in a Deed to Anthony J. Mello, et ux from Jaime B. Pompa and Viola P. Allen, dated May 31, 2013, as recorded in Instrument No. 2013004680 of the said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING: At a ½" iron pin found by a railroad tie corner post on the South line of Rossville Road, for the East corner of said 0.053 acre tract of land, the Northeast corner of said 18.890 acres of land, the Northwest corner of that certain 0.52 acre of land described in a Deed to Lucia Pompa from Jaime B. Pompa, dated October 31, 2012, as recorded in Volume 873 on Page 177 of the said Official Public Records, and the Northeast corner of this survey;

THENCE: Generally along fence, the East line of said 18.890 acres of land, and the West line of said 0.52 acre of land, S 04-23-20 W 149.40 feet to a 5/8" iron pin found by an 8" diameter creosote corner post for the Southwest corner of said 0.52 acre of land, the lower Northwest corner of that certain 20.996 acre tract of land described in a Deed to John Richard Rando from Aurora G. Rando, et vir, dated December 14, 1999, as recorded in Volume 365 on Page 249 of the said Official Public Records, and an angle point of this survey;

THENCE: Generally along fence, the East line of said 18.890 acres of land, and the lower West line of said 20.996 acre tract of land, S 04-27-06 W 836.25 feet to a 5/8" iron pin found by a 6" diameter creosote corner post for the Southeast corner of said 18.890 acres of land, an interior corner of said 20.996 acre tract of land, and the Southeast corner of this survey;

THENCE: Generally along fence, the Southeast line of said 18.890 acres of land, and the Northwest line of said 20.996 acre tract of land, S 54-44-33 W 616.26 feet to a 5/8" iron pin set on the Northeast line of that certain 1.0 acre of land described in a Deed to Central Power and Light, Co. from Pedro Gutierrez, et ux, dated March 11, 1955, as recorded in Volume 166 on Page 314 of the Deed Records of Medina County, Texas, for the middle South corner of said 18.890 acres of land, the upper

West corner of said 20.996 acre tract of land, and the lower South corner of this survey;

THENCE: Generally along fence, a Southwest line of said 18.890 acres of land, the Northeast line of said 1.0 acre of land, and the Northeast line of that certain 1.00 acre tract of land described in a Deed to AEP Texas, Inc. from Anthony J. Mello, et ux, dated January 29, 2019, as recorded in Instrument No. 2019000773 of the said Official Public Records, N 35-02-53 W at 165.96 feet pass a chainlink corner post, leaving fence and continuing a total distance of 222.90 feet to a 5/8" iron pin found for an interior corner of said 18.890 acres of land, the North corner of said 1.00 acre tract of land, the East corner of that certain 1.00 acre of land described in a Deed to Agree Stores, LLC from Orange Heights I, LLC, dated September 30, 2020, as recorded in Instrument No. 2020009067 of the said Official Public Records, and an angle point of this survey;

THENCE: Along a Southwest line of said 18.890 acres of land and the Northeast line of said 1.00 acre of land, N 35-19-55 W 208.62 feet to a 1/2" iron pin fund for an interior corner of said 18.890 acres of land, the North corner of said 1.00 acre of land, and an interior corner of this survey;

THENCE: Along a Southeast line of said 18.890 acres of land and the Northwest line of said 1.00 acre of land, S 55-21-08 W 208.03 feet to a 5/8" iron pin set on the Northeast R.O.W. line of State Highway 173 for the upper South corner of said 18.890 acres of land, the West corner of said 1.00 acre of land, and the upper South corner of this survey;

THENCE: Along the Northeast R.O.W. line of said State Highway 173 and the upper Southwest line of said 18.890 acres of land, N 35-09-52 W 40.00 feet to a 5/8" iron pin set for the West corner of this survey;

THENCE: Across said 18.890 acres of land and said 11.58 acres of land, the following courses:

N 55-21-08 E 297.43 feet to a 5/8" iron pin set for an exterior corner of this survey;

S 35-19-55 E 48.78 feet to a 5/8" iron pin set for an interior corner of this survey;

N 31-58-18 E 330.06 feet to a 5/8" iron pin set for an angle point;

N 51-40-43 W 63.76 feet to a 6" creosote post for an angle point;

N 43-40-03 W 153.79 feet to an 8" diameter creosote corner post for an angle point;

N 17-24-54 W 192.03 feet to a 5/8" iron pin set for an angle point;

N 37-55-01 W 166.84 feet to a 5/8" iron pin set for an angle point; and

N 17-39-11 E 270.00 feet to a 4" diameter pipe post at the Northeast end of an entrance gate on the South line of said Rossville Road and the North line of said 11.58 acres of land, for the Northwest corner of this survey;

THENCE: Generally along fence, the South line of said Rossville Road, and the North line of said 11.58 acres of land, S 85-43-02 E 460.66 feet to a 10" diameter creosote corner post for the Northeast corner of said 11.58 acres of land, the Northwest corner of that certain 1.002 acres of land described in a Deed to Phillip Buckles, et ux from Gilbert G. Zapata, dated January 26, 2015, as recorded in Instrument No. 2015000547 of the said Official Public Records, and an interior Northeast corner of this survey;

THENCE: Generally along fence, the East line of said 11.58 acres of land, and the West line of said 1.002 acres of land, S 02-07-02 E 263.66 feet to a 5/8" iron pin found by a 10" diameter creosote corner post on the Northwest line of said 18.890 acres of land, for the Southeast corner of said 11.58 acres of land, the Southwest corner of said 1.002 acres of land, and an interior corner of this survey;

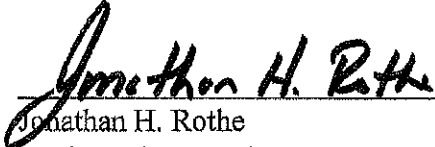
THENCE: Generally along fence, the Northwest line of said 18.890 acres of land, and the Southeast line of said 1.002 acres of land, N 55-15-18 E 321.80 feet to a 1/2" iron pin found by a 10" diameter creosote corner post for the Southwest corner of said 0.053 acre tract of land, the Southeast corner of said 1.002 acres of land, and an interior corner of this survey;

THENCE: Generally along fence, the West line of said 0.053 acre tract of land, and the East line of said 1.002 acres of land, N 02-39-00 W 59.72 feet to a 1/2" iron pin found by a 10" diameter creosote corner post on the South line of said Rossville Road, for the Northwest corner of said 0.053 acre tract of land, the Northeast corner of said 1.002 acres of land, and an interior Northwest corner of this survey;

THENCE: Generally along fence, the South line of said Rossville Road, and the North line of said 0.053 acres of land, S 85-34-10 E 78.51 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 under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 8th day of MAY, 2024.


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