

FIELD NOTES TO DESCRIBE

A 66.69 Acre Tract of land being situated about 25.2 miles S 51° E of Hondo in Medina County, Texas, being approximately 65.24 Acres out of Survey No. 117, Abstract No. 1310, D. McMickle, original grantee, and approximately 1.35 Acre out of Survey No. 5, Abstract No. 297, Daniel Carter, original grantee, and being out of a 175.24 Acre Tract (surveyed March 1, 2023) as described from Lilly Children's Partnership, Ltd. to Gary Fritz & April Fritz in deed dated January 22, 2024 and recorded in Document #2024000535 of the Official Public Records of Medina County, Texas, and being more particularly described as follows:

BEGINNING: At a 4"x4" concrete marker found by 12" cedar post in the North line of a 30-foot Road Easement (1.46 Acre, this day surveyed) for the Southeast corner of a 53.11286 Acre Tract (Document #2020004744, Official Public Records), an interior corner of said 175.24 Acre Tract, and the Southwest corner of a 108.55 Acre Tract (this day surveyed), and an angle point of this tract from which a 3/4" iron pipe found by 14" cedar post for the Northeast corner of said 53.11286 Acre Tract and an angle point of said 175.24 Acre Tract and said 108.55 Acre Tract bears N 01° 54' 40" W 1174.45 feet;

THENCE: Crossing said 175.24 Acre Tract with the South line of said 108.55 Acre Tract and the North line of this tract as follows:

S 89° 59' 47" E 80.00 feet to a 5/8" iron pin set for the Northeast corner of said road easement and an angle point of this tract;

N 71° 38' 42" E 2718.72 feet, at 2714.50 feet pass a found railroad tie post, continuing to the Southeast corner of said 108.55 Acre Tract and the Northeast corner of this tract;

THENCE: S 00° 39' 18" E 1484.86 feet along a fence with the lower West line of Survey No. 119 and the West line of Lots 18 thru 21, Block C of Great Oaks Subdivision Phase II (Volume 7, Pages 96-100, Plat Records) and the East line of said 175.24 Acre Tract to a 12" creosote post found for the Southeast corner of Survey No. 117, said 174.25 Acre Tract, and of this tract from which a 4" x 4" concrete marker found by 10" creosote post for the Northeast corner of Survey No. 6 and a 188.504 Acre Tract (Volume 852, Page 72, Deed Records) bears N 89° 39' 51" E 8.53 feet;

THENCE: S 89° 35' 31" W 2721.21 feet along a fence with the North line of Survey No. 6 and said 188.504 Acre Tract to a 4" x 4" concrete marker found by 14" creosote post for the Northwest corner of Survey No. 6 and said 188.504 Acre Tract, the Southwest corner of Survey No. 117, and the lower Southwest corner of said 175.24 Acre Tract and of this tract;

THENCE: N 00° 29' 13" W 618.03 feet with the East line of Survey No. 5 and a 160 Acre Tract (Document #2021013034, Official Public Records) and the West line of Survey No. 117 to a 5/8" iron pin previously set for the Northeast corner of said 160 Acre Tract, and an interior corner of said 175.24 Acre Tract and of this tract;

THENCE: N 89° 59' 48" W 1996.76 feet with the South line of said road easement to a 5/8" iron pin previously set for the Northwest corner of said 160 Acre Tract and the upper Southwest corner of said 175.24 Acre Tract and of this tract;

THENCE: N 00° 00' 12" E 30.00 feet with the East line of Survey No. 24 and County Road 777 and the West line of Survey No. 5 to an 8" creosote post found for the Southwest corner of Survey No. 9 and said 53.11286 Acre Tract, the

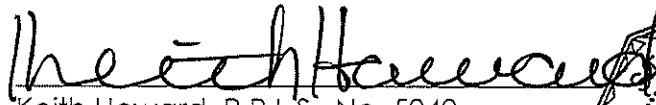
lower Northwest corner of said 175.24 Acre Tract, and the Northwest corner of Survey No. 5, said road easement, and of this tract;

THENCE: S 89° 59' 48" E 2045.78 feet along a fence in part with the North line of Survey No. 5 and the South line of Survey No. 9 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 6th day of March 2024.



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