

STATE OF TEXAS
COUNTY OF MEDINA

PREPARED FOR: Gary & April Fritz - Sellers
LMT Mini Storage LLC - Buyer
30-foot Road Easement

FIELD NOTES TO DESCRIBE

A 30-foot Road Easement (1.46 Acre) being situated about 25.2 miles S 51° E of Hondo in Medina County, Texas, being approximately 0.11 Acre 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 66.69 Acre Tract (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, the Southwest corner of a 108.55 Acre Tract (this day surveyed), and an angle point of this road easement 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: S 89° 59' 47" E 80.00 feet into said 175.24 Acre Tract to a 5/8" iron pin set for an angle point of said 108.55 Acre Tract and said 66.69 Acre Tract and the Northeast corner of this road easement;
- THENCE: S 00° 00' 14" W 30.00 feet into said 66.69 Acre Tract to a 5/8" iron pin set for the Southeast corner of this road easement;
- THENCE: N 89° 59' 47" W 129.02 feet to a 5/8" iron pin previously set for the Northeast corner of a 160 Acre Tract (Document #2021013034, Official Public Records), an interior corner of said 175.24 Acre Tract and said 66.69 Acre Tract, and an angle point of this tract;
- THENCE: N 89° 59' 48" W 1996.76 feet to a 5/8" iron pin previously set for the Northwest corner of said 160 Acre Tract, the upper Southwest corner of said 175.24 Acre Tract and said 66.69 Acre Tract, and the Southwest corner of this road easement;
- 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 66.69 Acre Tract, and of this road easement;
- 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.


Keith Howard, R.P.L.S. No. 5949
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