

FILED AND RECORDED

Document Number: 23-07812

Document Type: DEED - WARRANTY DEED

Filing and Recording Date: 12/29/2023 4:36:54 PM

Number of Pages: 42

GRANTOR EDEN FARMS LTD

GRANTEE JASON RANCHES LTD

Returned To: WELLBORN ENGINEERING AND SURVEYING
631 WATER STREET
KERRVILLE, TX 78028

I hereby certify that this instrument was FILED on the date and times stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Kerr County, Texas.



A handwritten signature in black ink, appearing to read "Ian Collum", written over a horizontal line.

Ian Collum, Clerk
Kerr County, Texas
By: CHRISTIAN MOSS DEPUTY CLERK

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the Clerk.

DO NOT DESTROY - This document is part of the Official Public Record.

4012488

TRACT 1 STEEL CREEK 10.02 AC.

Tract 10; marking the southwest corner of Tract 2, Steel Creek and the northwest corner of the herein described tract;

THENCE, with the north boundary hereof **N 89° 59' 57" E** passing at 30.00 feet a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" for reference and continuing for a total distance of **579.39 feet** to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" in the west line of a 6.70 acre tract recorded in Volume 1434, Page 5, Official Public Records of Kerr County, Texas, marking the southeast corner of said Tract 2 and the northeast corner of the herein described tract;

THENCE, along or near a fence with the common boundary hereof and said 6.70 acre tract, **S 00° 00' 03" E (S 00° 00' 04" E)** for a distance of **246.69 feet** to 2-inch diameter fence corner post in the North line of a 3.96 acre tract recorded in Volume 1471, Page 98 Official Public Records of Kerr County, Texas, marking the westerly southwest corner of the 6.70 acre tract;

THENCE, continuing along or near a fence with the common boundary hereof and said 3.96 acre tract, **S 85° 35' 08" W** for a distance of **109.90 feet (S 85° 49' 22" W, 110.02')** to 5-inch diameter fence corner post marking the northwest corner of the 3.96 acre tract, a reentrant corner of the herein described tract;

THENCE, continuing with the common boundary said 3.96 acre tract; **S 00° 24' 19" E (S 00° 25' 30" E)** passing the westerly southwest corner of the 3.96 acre tract and the northwest corner of a 6.43 acre tract recorded in Volume 1161, Page 286, Official Public Records of Kerr County, Texas, for a distance of **405.26 feet (405.94')** to found 5/8 inch diameter iron rod in the west line of the 6.43 acre tract, marking the northeast corner of said 8.33 acre tract;

THENCE with the north line of the 8.33 acre tract; the following three (3) calls:

N 86° 24' 10" W for a distance of **11.39 feet (N 86° 05' 02" W, 11.44')** to a 6-inch diameter fence corner post

N 54° 30' 24" W for a distance of **281.62 feet (N 54° 31' 11" W, 281.44')** to a 6-inch diameter fence corner post

N 49° 34' 45" W for a distance of **153.47 feet (N 49° 34' 17" W, 153.48')** to a found 3/8 inch diameter iron marking the northwest corner of the 8.33 acre tract; and

THENCE, with the common boundary hereof and said 8.33 acre tract; **S 00° 26' 29" E** for a distance of **1175.19 feet (S 00° 26' 11" E, 1175.12')** to the **POINT OF BEGINNING**, containing 10.02 acres, more or less, within these metes and bounds, a companion document to a plat of this survey.

WELLBORN
ENGINEERING &
SURVEYING

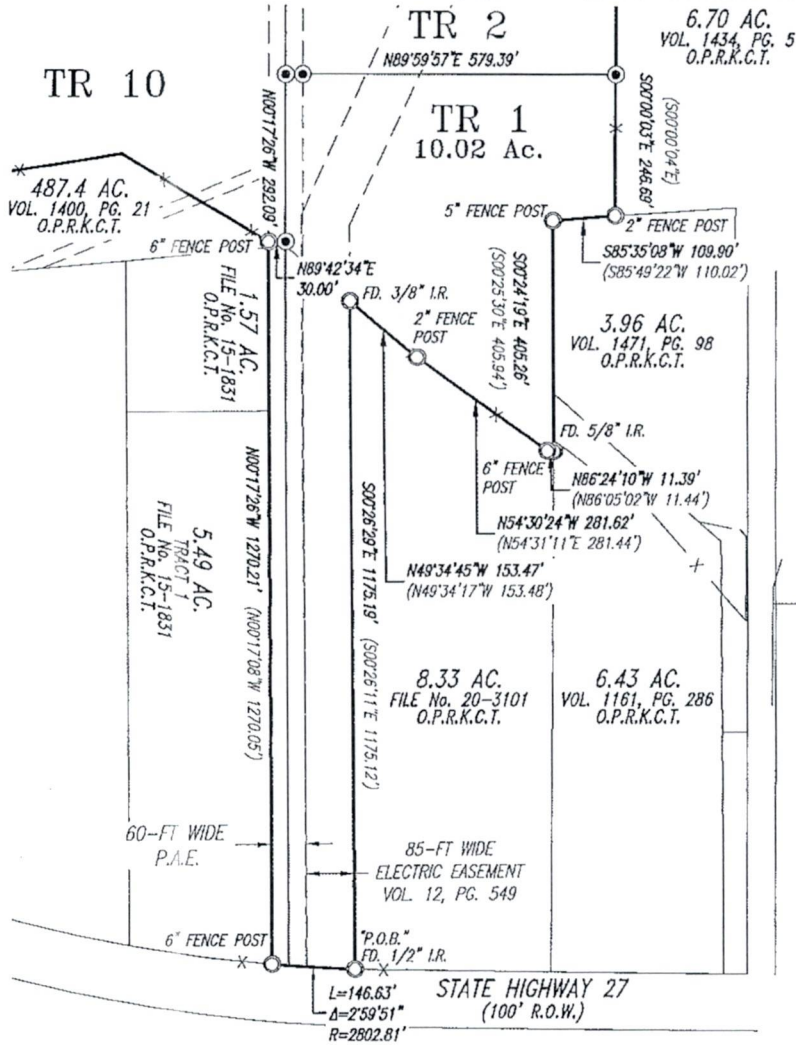
TBPELS FIRM NO. 10194410
PHONE: 830.217.7100
WWW.WELLBORNEENGINEERING.COM

631 WATER STREET
KERRVILLE, TX 78028

PARTITION SURVEY

TR 1 STEEL CREEK

AN UN-RECORDED SUBDIVISION, BEING 10.02 ACRES OUT OF A 149.55 ACRE PARCEL
(CALLED 149.50 ACRES) WHOLLY WITHIN THE CHARLES MESSER SURVEY No. 41,
ABSTRACT No. 254 ACCORDING TO DISTRIBUTION DEED RECORDED IN FILE No. 21-04164
OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS



*** LEGEND ***

- FOUND CORNER AS NOTED
- SET 5/8" I.R. W/CAP "WES 10194410"
- PROPERTY LINE
- - - - - EASEMENT LINE
- x — FENCE
- P.A.E. - PRIVATE ACCESS EASEMENT

*** NOTES ***

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED UPON RTK/GNSS OBSERVATIONS, REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, ADJUSTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. SCALE = 1.000149576700
 2. THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS MINIMUM STANDARDS FOR LAND TITLE SURVEYS.
 3. THIS TRACT DOES NOT LIE WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #48265C0675F EFFECTIVE 03/03/2011.
 4. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS, \sqrt{E} , 1680.61' (1680.00'). (COURSE VALUE PER DEED FILE No. 21-04164 O.P.R.K.C.T.)
 5. THIS EXHIBIT IS THE COMPANION TO A WRITTEN COURSE DESCRIPTION.
- BASED ON A FIELD SURVEY CONDUCTED ON THE GROUND BETWEEN MARCH, 2020 THROUGH DECEMBER, 2023

*** SURVEYOR'S CERTIFICATION ***

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED AND REGISTERED IN THE STATE OF TEXAS, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL DIMENSIONAL DETAILS AND RELATIVE BEARINGS ARE CORRECT AS SHOWN, ALL EASEMENTS AND RIGHTS OF WAY OF RECORD ARE AS SHOWN, AND THERE ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEMENTS, EXCEPT AS NOTED HEREON.

DATED: DECEMBER 18, 2023

Gary Max Brandenburg
Gary Max Brandenburg, R.P.L.S. Registration No. 5164



WELLBORN
ENGINEERING & SURVEYING

631 WATER STREET KERRVILLE, TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.E.L.S.		
PROJECT: WES: 23-113	SCALE: 1" = 300'	FIELD: JS/CM	DRAFTING: JSM/BM	CHECKED: GMB
LAST FIELD VISIT: 12.14.2023 LAST DRAFT REVISION: 12.18.2023			SHEET NO. 1 of 1	

TRACT 2 STEEL CREEK 10.02 AC.

FIELD NOTE DESCRIPTION OF A 10.02 ACRE PARCEL WITHIN THE CHARLES MESSER SURVEY NO. 41, ABSTRACT NO. 254, KERR COUNTY, TEXAS; BEING DESIGNATED AS TRACT 2, STEEL CREEK, AN UNRECORDED SUBDIVISION; BEING PART OF THAT CERTAIN 149.55 ACRE TRACT (called 149.50 acres) HAVING BEEN CONVEYED FROM MEDINA RIVER ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY TO EDEN FARMS LTD, A TEXAS LIMITED PARTNERSHIP BY A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED THE 11TH DAY OF MAY, 2021 AND RECORDED IN FILE NO. 21-04164; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(NOTE: The following courses are based on a RTK/GNSS survey conducted on the ground, N.A.D.83 datum, Texas State Plane Coordinates, South Central Zone reduced to horizontal ground distances expressed in U.S. Survey feet. Where record or deed courses differ from the surveyed values, the record value is shown in parenthesis)

COMMENCING at the southernmost Southeast corner of said 149.55 acre tract, a found 1/2 inch diameter iron rod in a curve to the right in the north line of State Highway 27, a one hundred (100) foot wide public right-of-way; said rod marks the southwest corner of an 8.33 acre tract recorded in File No. 20-3101, Official Public Records of Kerr County;

THENCE N 04°31'10" W, 1576.71 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" set in the center line of a sixty (60) foot wide private access easement; and said rod marking the northwest corner of Tract 1 Steel Creek same being the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, along the center line of said private access easement N 00° 17' 26" W for a distance of 512.48 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" marking the northeast corner of Tract 10 Steel Creek and the southeast corner of Tract 9 Steel Creek;

THENCE continuing along said center line N 00° 17' 26" W a distance of 238.53 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" in the easterly boundary of Tract 9 marking the southwest corner of Tract 3 Steel Creek, and the northwest corner of the herein described tract;

THENCE, along the common boundary hereof and said Tract 3, N 89° 59' 57" E passing at 30.00 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" for reference and continuing for a total distance of 583.18 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" in the westerly boundary of a 6.70 acre tract recorded in Volume 1434, Page 5, Official Public Records of Kerr County, Texas, marking the southeast corner of Tract 3, and the northeast corner of the herein described tract;

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	PHONE: 830.217.7100	KERRVILLE, TX 78028
	WWW.WELLBORNENGINEERING.COM	

THE POINT OF BEGINNING FOR TR 2 BEARS N04°31'10"W, 1576.71' FROM THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 149.55 ACRE TRACT

PARTITION SURVEY

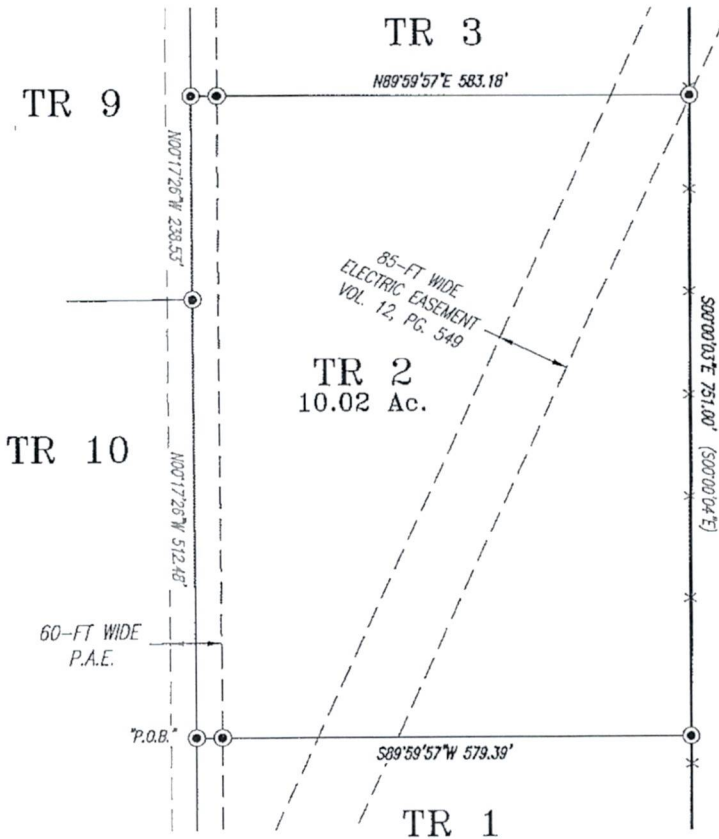
TR 2 STEEL CREEK

AN UN-RECORDED SUBDIVISION, BEING 10.02 ACRES OUT OF A 149.55 ACRE PARCEL (CALLED 149.50 ACRES) WHOLLY WITHIN THE CHARLES MESSER SURVEY No. 41, ABSTRACT No. 254 ACCORDING TO DISTRIBUTION DEED RECORDED IN FILE No. 21-04164 OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS



*** LEGEND ***

- SET 5/8" I.R. W/CAP WES 10194410"
- PROPERTY LINE
- - - EASEMENT LINE
- x — FENCE
- P.A.E. - PRIVATE ACCESS EASEMENT



*** NOTES ***

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED UPON RTK/GNSS OBSERVATIONS, REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, ADJUSTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. SCALE = 1.000149576700
2. THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS MINIMUM STANDARDS FOR LAND TITLE SURVEYS.
3. THIS TRACT DOES NOT LIE WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #48265C0675F EFFECTIVE 03/03/2011.
4. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS, 1/E, 1680.61' (1680.00'), (COURSE VALUE PER DEED FILE No. 21-04164 O.P.R.K.C.T.)
5. THIS EXHIBIT IS THE COMPANION TO A WRITTEN COURSE DESCRIPTION.

BASED ON A FIELD SURVEY CONDUCTED ON THE GROUND BETWEEN MARCH, 2020 THROUGH DECEMBER, 2023

*** SURVEYOR'S CERTIFICATION ***

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DATED: DECEMBER 18, 2023



Gary Max Brandenburg
Gary Max Brandenburg, R.P.L.S. Registration No. 5164

631 WATER STREET wellbornengineering.com
KERRVILLE, TX 78028 FIRM# 10194410
830-217-7100 T.B.P.E.L.S.

WELLBORN ENGINEERING & SURVEYING	PROJECT: WES: 23-113	SCALE: 1" = 200'	FIELD: J5/CM	DRAFTING: J5M/DM	CHECKED: GMB
	LAST FIELD VISIT: 12.14.2023			SHEET NO. 1 of 1	
LAST DRAFT REVISION: 12.18.2023					

TRACT 3 STEEL CREEK 10.32 AC.

FIELD NOTE DESCRIPTION OF A 10.32 ACRE PARCEL WITHIN THE CHARLES MESSER SURVEY NO. 41, ABSTRACT NO. 254, KERR COUNTY, TEXAS; BEING DESIGNATED AS TRACT 3, STEEL CREEK, AN UNRECORDED SUBDIVISION; BEING PART OF THAT CERTAIN 149.55 ACRE TRACT (called 149.50 acres) HAVING BEEN CONVEYED FROM MEDINA RIVER ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY TO EDEN FARMS LTD, A TEXAS LIMITED PARTNERSHIP BY A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED THE 11TH DAY OF MAY, 2021 AND RECORDED IN FILE NO. 21-04164; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(NOTE: The following courses are based on a RTK/GNSS survey conducted on the ground, N.A.D.83 datum, Texas State Plane Coordinates, South Central Zone reduced to horizontal ground distances expressed in U.S. Survey feet. Where record or deed courses differ from the surveyed values, the record value is shown in parenthesis)

COMMENCING at the southernmost Southeast corner of said 149.55 acre tract, a found 1/2 inch diameter iron rod in a curve to the right in the north line of State Highway 27, a one hundred (100) foot wide public right-of-way; said rod marks the southwest corner of an 8.33 acre tract recorded in File No. 20-3101, Official Public Records of Kerr County;

THENCE N 03°09'19" W, 2326.34 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" set in the center line of a sixty (60) foot wide private access easement; and said rod marking the northwest corner of Tract 2 Steel Creek same being the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, along the center line of said private access easement and the east line of Tract 9 Steel Creek, N 00° 17' 26" W for a distance of **383.35 feet** to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" marking the point of curvature of a curve to the right having a central angle of 04° 28' 51" and a radius of 1000.00 feet for an **arc length of 78.21 feet**, and a long chord of N 01° 57' 00" E for a distance of 78.19 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" marking the northeast corner of said Tract 9 and the southeast corner of Tract 8 Steel Creek; continuing with said curve to the right with a central angle of 10° 06' 05" and a radius of 1000.00 feet for an **arc length of 176.30 feet**, and a long chord of N 09° 14' 28" E for a distance of 176.07 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" marking the point of tangency;

THENCE, continuing along said center line N 14° 17' 30" E for a distance of **224.39 feet** to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" in the easterly boundary of said Tract 8 marking the southwest corner of Tract 4 Steel Creek and the northwest corner of the herein described tract;

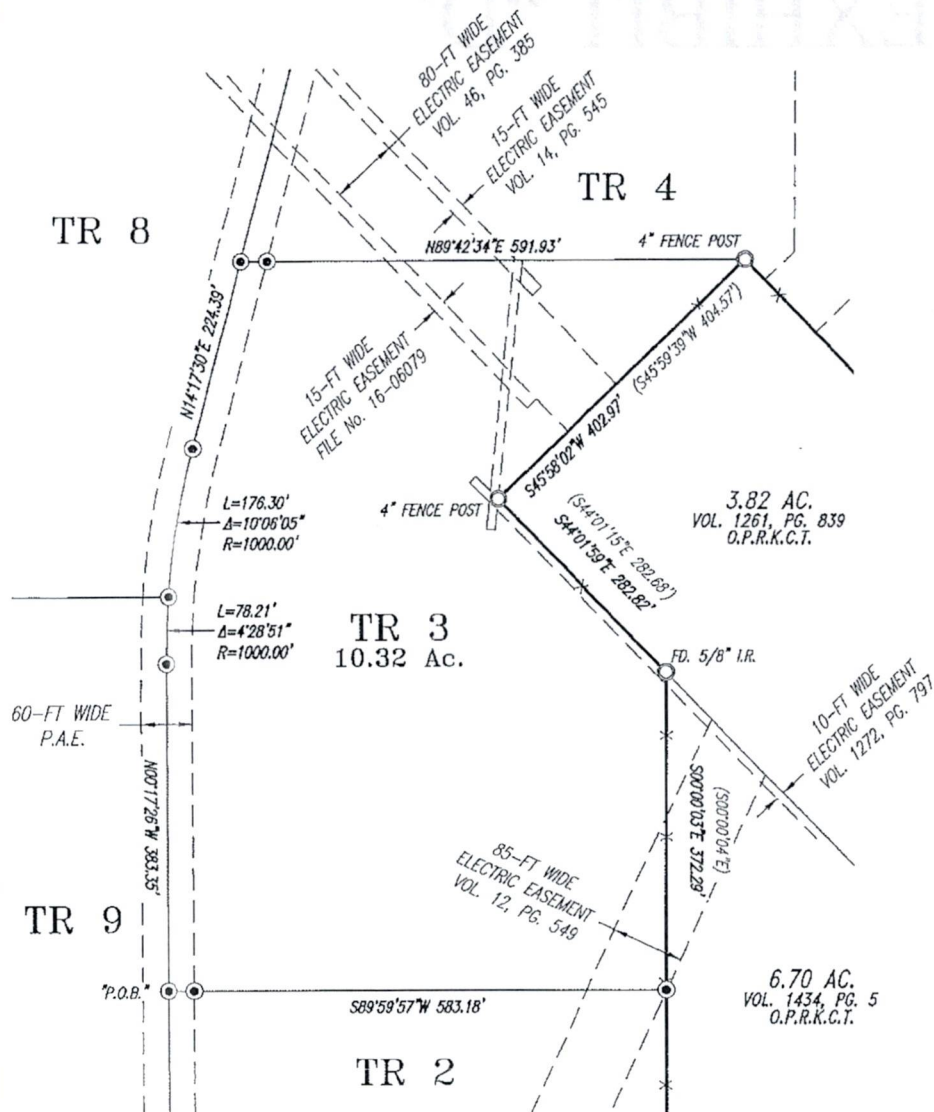
THENCE, along the common boundary hereof and said Tract 4, N 89° 42' 34" E passing at 31.00 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" for reference and continuing for a total distance of **591.93 feet** to a 4-inch diameter fence post for an angle point in Tract 4, same marking

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	WWW.WELLBORNEENGINEERING.COM	

THE POINT OF BEGINNING FOR TR 3 BEARS N03°09'19"W, 2326.34' FROM THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 149.55 ACRE TRACT

PARTITION SURVEY

TR 3 STEEL CREEK
 AN UN-RECORDED SUBDIVISION, BEING 10.32 ACRES OUT OF A 149.55 ACRE PARCEL (CALLED 149.50 ACRES) WHOLLY WITHIN THE CHARLES MESSER SURVEY No. 41, ABSTRACT No. 254 ACCORDING TO DISTRIBUTION DEED RECORDED IN FILE No. 21-04164 OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS



*** LEGEND ***

- FOUND CORNER AS NOTED
- SET 5/8" I.R. W/CAP "WES 10194410"
- PROPERTY LINE
- - - EASEMENT LINE
- x - FENCE
- P.A.E. - PRIVATE ACCESS EASEMENT

*** NOTES ***

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED UPON RTK/GNSS OBSERVATIONS, REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, ADJUSTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. SCALE = 1.000149576700
 2. THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS MINIMUM STANDARDS FOR LAND TITLE SURVEYS.
 3. THIS TRACT DOES NOT LIE WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #48265C0675F EFFECTIVE 03/03/2011.
 4. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS, I/E, 1680.61' (1680.00'). (COURSE VALUE PER DEED FILE No. 21-04164 O.P.R.K.C.T.)
 5. THIS EXHIBIT IS THE COMPANION TO A WRITTEN COURSE DESCRIPTION.
- BASED ON A FIELD SURVEY CONDUCTED ON THE GROUND BETWEEN MARCH, 2020 THROUGH DECEMBER, 2023

*** SURVEYOR'S CERTIFICATION ***

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DATED: DECEMBER 15, 2023

 Gary Max Brandenburg, R.P.L.S. Registration No. 5164



WELLBORN
 ENGINEERING & SURVEYING

631 WATER STREET KERRVILLE, TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.E.L.S.		
PROJECT: WES: 23-113	SCALE: 1" = 200'	FIELD: JS/CM	DRAFTING: JSM/BM	CHECKED: GMB
LAST FIELD VISIT: 12.15.2023 LAST DRAFT REVISION: 12.15.2023			SHEET NO. 1 of 1	

TRACT 4 STEEL CREEK 10.18 AC.

FIELD NOTE DESCRIPTION OF A 10.18 ACRE PARCEL WITHIN THE CHARLES MESSER SURVEY NO. 41, ABSTRACT NO. 254, KERR COUNTY, TEXAS; BEING DESIGNATED AS TRACT 4, STEEL CREEK, AN UNRECORDED SUBDIVISION; BEING PART OF THAT CERTAIN 149.55 ACRE TRACT (*called 149.50 acres*) HAVING BEEN CONVEYED FROM MEDINA RIVER ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY TO EDEN FARMS LTD, A TEXAS LIMITED PARTNERSHIP BY A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED THE 11TH DAY OF MAY, 2021 AND RECORDED IN FILE NO. 21-04164; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(NOTE: The following courses are based on a RTK/GNSS survey conducted on the ground, N.A.D.83 datum, Texas State Plane Coordinates, South Central Zone reduced to horizontal ground distances expressed in U.S. Survey feet. Where record or deed courses differ from the surveyed values, the record value is shown in parenthesis)

COMMENCING at the southernmost Southeast corner of said 149.55 acre tract, a found 1/2 inch diameter iron rod in a curve to the right in the north line of State Highway 27, a one hundred (100) foot wide public right-of-way; said rod marks the southwest corner of an 8.33 acre tract recorded in File No. 20-3101, Official Public Records of Kerr County;

THENCE N 00°47'16" W, 3175.83 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" set in the center line of a sixty (60) foot wide private access easement; and said rod marking the northwest corner of Tract 3 Steel Creek same being the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, along said center line, N 14° 17' 30" E for a distance of 246.23 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" marking the northeast corner of Tract 8 Steel Creek and the southeast corner of Tract 7 Steel Creek;

THENCE, continuing along the center line of said private access easement, N 14° 17' 30" E for a distance of 67.74 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" in the east boundary of said Tract 7, marking the point of curvature of a curve to the left having a central angle of 17° 56' 45" and a radius of 500.00 feet for an arc length of 156.61 feet, and a long chord of N 05° 19' 07" E for a distance of 155.97 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" marking the point of tangency;

THENCE, continuing along said center line, N 03° 39' 15" W for a distance of 188.97 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" in the easterly boundary of said Tract 7 marking the southwest corner of Tract 5 Steel Creek and the northwest corner of the herein described tract;

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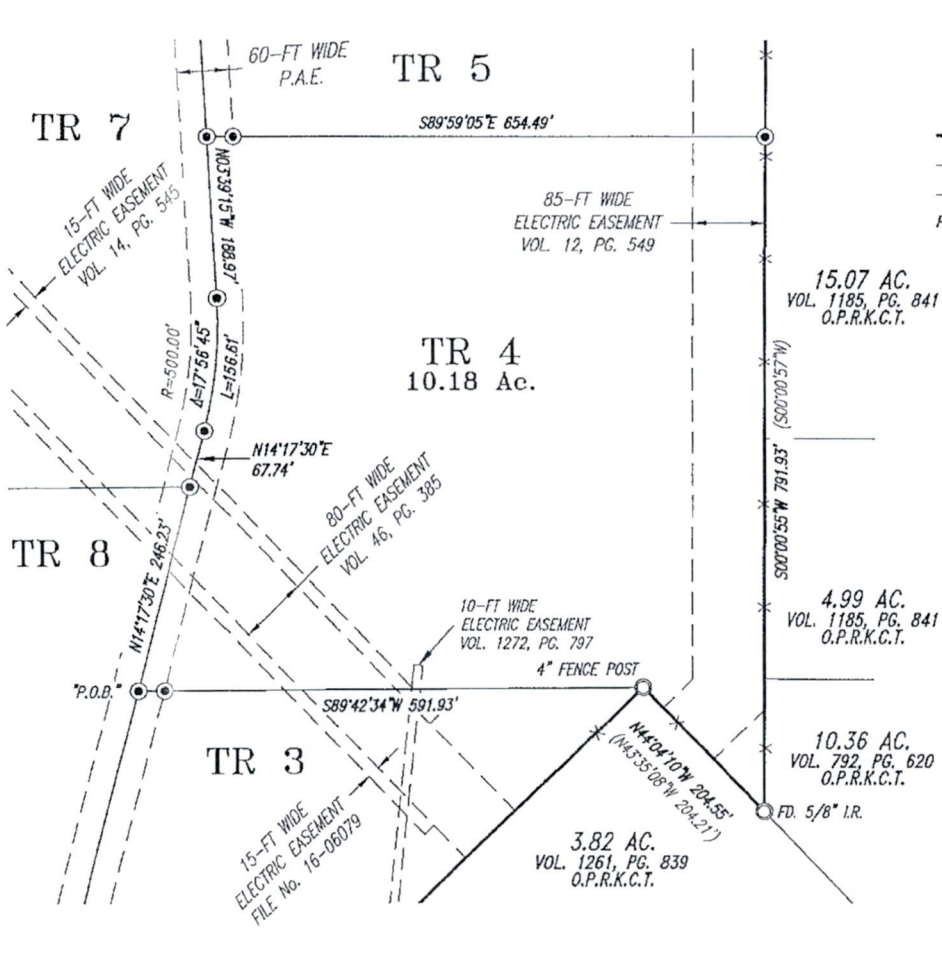
631 WATER STREET
KERRVILLE, TX 78028

THE POINT OF BEGINNING FOR TR 4 BEARS N00°47'16"W, 3175.83' FROM THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 149.55 ACRE TRACT*

PARTITION SURVEY

TR 4 STEEL CREEK

AN UN-RECORDED SUBDIVISION, BEING 10.18 ACRES OUT OF A 149.55 ACRE PARCEL (CALLED 149.50 ACRES) WHOLLY WITHIN THE CHARLES MESSER SURVEY No. 41, ABSTRACT No. 254 ACCORDING TO DISTRIBUTION DEED RECORDED IN FILE No. 21-04164 OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS



*** LEGEND ***

- FOUND CORNER AS NOTED
- SET 5/8" I.R. W/CAP "WES 10194410"
- PROPERTY LINE
- - - - - EASEMENT LINE
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*** NOTES ***

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED UPON RTX/GNSS OBSERVATIONS, REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, ADJUSTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. SCALE = 1.000149576700
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DATED: DECEMBER 18, 2023



Gary Max Brandenburg
 Gary Max Brandenburg, R.P.L.S. Registration No. 5164

631 WATER STREET KERRVILLE, TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.E.L.S.		
PROJECT: WES-23-113	SCALE: 1" = 200'	FIELD: JS/CM	DRAFTING: JSM/BM	CHECKED: GMB
LAST FIELD VISIT: 12.14.2022			SHEET NO. 1 of 1	
LAST DRAFT REVISION: 12.18.2023				



TRACT 5 STEEL CREEK 10.20 AC.

FIELD NOTE DESCRIPTION OF A 10.20 ACRE PARCEL WITHIN THE CHARLES MESSER SURVEY NO. 41, ABSTRACT NO. 254, KERR COUNTY, TEXAS; BEING DESIGNATED AS TRACT 5, STEEL CREEK, AN UNRECORDED SUBDIVISION; BEING PART OF THAT CERTAIN 149.55 ACRE TRACT (called 149.50 acres) HAVING BEEN CONVEYED FROM MEDINA RIVER ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY TO EDEN FARMS LTD, A TEXAS LIMITED PARTNERSHIP BY A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED THE 11TH DAY OF MAY, 2021 AND RECORDED IN FILE NO. 21-04164; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(NOTE: The following courses are based on a RTK/GNSS survey conducted on the ground, N.A.D.83 datum, Texas State Plane Coordinates, South Central Zone reduced to horizontal ground distances expressed in U.S. Survey feet. Where record or deed courses differ from the surveyed values, the record value is shown in parenthesis)

COMMENCING at the southernmost Southeast corner of said 149.55 acre tract, a found 1/2 inch diameter iron rod in a curve to the right in the north line of State Highway 27, a one hundred (100) foot wide public right-of-way; said rod marks the southwest corner of an 8.33 acre tract recorded in File No. 20-3101, Official Public Records of Kerr County;

THENCE N 00°32'36" W, 3823.85 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" set in the center line of a sixty (60) foot wide private access easement; and said rod marking the northwest corner of Tract 4 Steel Creek same being the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, along said center line N 03° 39' 15" W for a distance of **138.12 feet** to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" marking the northeast corner of Tract 7 Steel Creek and the southerly most southeast corner of Tract 6 Steel Creek;

THENCE, continuing along the center line of said private access easement, N 03° 39' 15" W for a distance of **198.32 feet** to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" in the southernmost southeast boundary of said Tract 6, marking the point of curvature of a curve to the left having a central angle of 13° 59' 17" and a radius of 300.00 feet for an **arc length of 73.24 feet**, and a long chord of N 10° 38' 54" W for a distance of 73.06 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" marking a point of tangency;

THENCE, continuing along said center line, N 17° 38' 32" W for a distance of **248.53 feet** to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" marking a reentrant corner of said Tract 6 at the sixty (60) foot radius cul-de-sac and terminus of said private road easement, same being the northwest corner of the herein described tract;

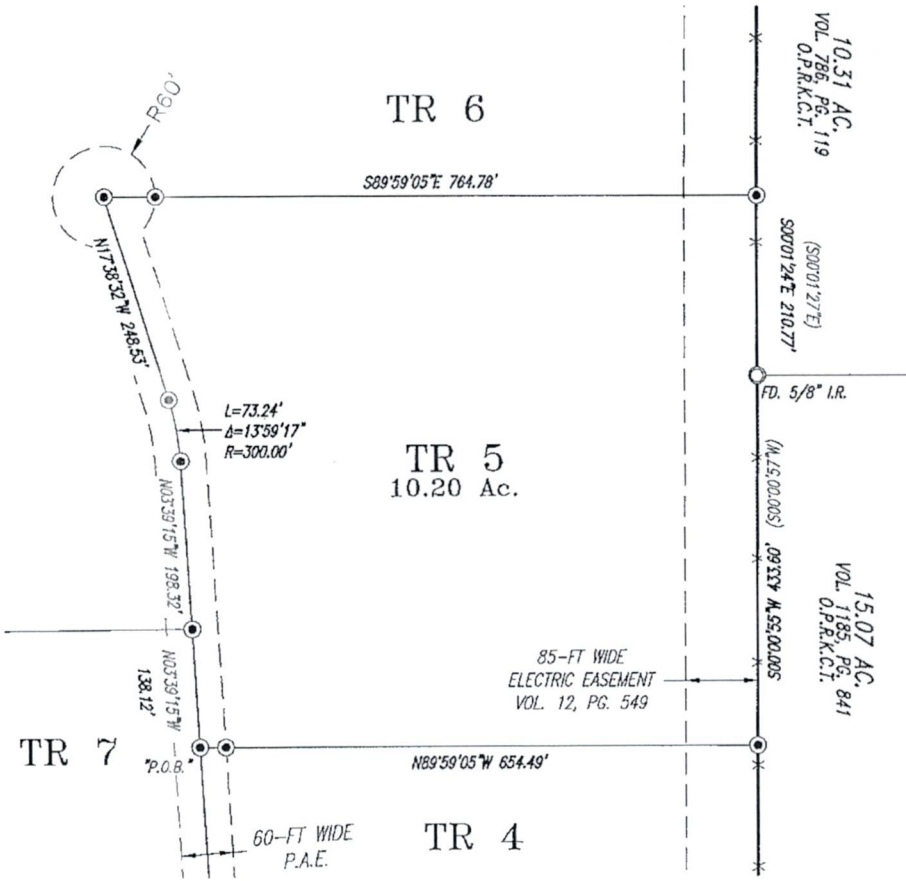
WELLBORN ENGINEERING & SURVEYING	TBPELS FIRM NO. 10194410 PHONE: 830.217.7100 WWW.WELLBORNEENGINEERING.COM	631 WATER STREET KERRVILLE, TX 78028
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THE POINT OF BEGINNING FOR TR 5 BEARS N00°32'36"W, 3823.85' FROM THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 149.55 ACRE TRACT

PARTITION SURVEY

TR 5 STEEL CREEK

AN UN-RECORDED SUBDIVISION, BEING 10.20 ACRES OUT OF A 149.55 ACRE PARCEL (CALLED 149.50 ACRES) WHOLLY WITHIN THE CHARLES MESSER SURVEY No. 41, ABSTRACT No. 254 ACCORDING TO DISTRIBUTION DEED RECORDED IN FILE No. 21-04164 OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS



*** LEGEND ***

- FOUND CORNER AS NOTED
- SET 5/8" I.R. W/CAP WES 10194410"
- PROPERTY LINE
- - - EASEMENT LINE
- X — FENCE
- P.A.E. - PRIVATE ACCESS EASEMENT

*** NOTES ***

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED UPON RTK/GNSS OBSERVATIONS. REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE. ADJUSTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. SCALE = 1,000149576700
2. THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS MINIMUM STANDARDS FOR LAND TITLE SURVEYS.
3. THIS TRACT DOES NOT LIE WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #4826SC0875F EFFECTIVE: 03/03/2011.
4. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS, I/E, 1680.61' (1680.00'). (COURSE VALUE PER DEED FILE No. 21-04164 O.P.R.K.C.T.)
5. THIS EXHIBIT IS THE COMPANION TO A WRITTEN COURSE DESCRIPTION.

BASED ON A FIELD SURVEY CONDUCTED ON THE GROUND BETWEEN MARCH, 2020 THROUGH DECEMBER, 2023

*** SURVEYOR'S CERTIFICATION ***

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED AND REGISTERED IN THE STATE OF TEXAS, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL DIMENSIONAL DETAILS AND RELATIVE BEARINGS ARE CORRECT AS SHOWN, ALL EASEMENTS AND RIGHTS OF WAY OF RECORD ARE AS SHOWN, AND THERE ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEMENTS, EXCEPT AS NOTED HEREON.

DATED: DECEMBER 18, 2023

Gary Max Brandenburg
 Gary Max Brandenburg, R.P.L.S. Registration No. 5164



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631 WATER STREET KERRVILLE, TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.E.L.S.		
PROJECT: WES: 23-113	SCALE: 1" = 200'	FIELD: J5/CM	DRAFTING: J5M/BM	CHECKED: GMB
LAST FIELD VISIT: 12.14.2023		SHEET NO. 1 of 1		
LAST DRAFT REVISION: 12.18.2023				

TRACT 6 STEEL CREEK 58.33 AC.

FIELD NOTE DESCRIPTION OF A 58.33 ACRE PARCEL WITHIN THE CHARLES MESSER SURVEY NO. 41, ABSTRACT NO. 254, KERR COUNTY, TEXAS; BEING DESIGNATED AS TRACT 6, STEEL CREEK, AN UNRECORDED SUBDIVISION; BEING PART OF THAT CERTAIN 149.55 ACRE TRACT (*called 149.50 acres*) HAVING BEEN CONVEYED FROM MEDINA RIVER ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY TO EDEN FARMS LTD, A TEXAS LIMITED PARTNERSHIP BY A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED THE 11TH DAY OF MAY, 2021 AND RECORDED IN FILE NO. 21-04164; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(NOTE: The following courses are based on a RTK/GNSS survey conducted on the ground, N.A.D.83 datum, Texas State Plane Coordinates, South Central Zone reduced to horizontal ground distances expressed in U.S. Survey feet. Where record or deed courses differ from the surveyed values, the record value is shown in parenthesis)

COMMENCING at the southernmost Southeast corner of said 149.55 acre tract, a found 1/2 inch diameter iron rod in a curve to the right in the north line of State Highway 27, a one hundred (100) foot wide public right-of-way; said rod marks the southwest corner of an 8.33 acre tract recorded in File No. 20-3101, Official Public Records of Kerr County;

THENCE N 00°56'56" W, 4468.69 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" for the radius point of a sixty (60) foot radius cul-de-sac and the terminus of a private access easement; and said rod marking the northwest corner of Tract 5 Steel Creek same being a reentrant and **POINT OF BEGINNING** of the herein described tract;

THENCE, along the center line of said private access easement, S 17° 38' 32" E for a distance of **248.53 feet** to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" in the west boundary of said Tract 5, marking the point of curvature of a curve to the right having a central angle of 13° 59' 17" and a radius of 300.00 feet for an **arc length of 73.24 feet**, and a long chord of S 10° 38' 54" E for a distance of 73.06 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" marking a point of tangency;

THENCE, continuing along said center line S 03° 39' 15" E for a distance of **198.32 feet** to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" to a point in the west line of Tract 5, said point marking the northeast corner of Tract 7 Steel Creek and the southernmost southeast corner of the herein described tract;

THENCE, along the common boundary hereof and said Tract 7, S 89° 40' 06" W passing at 30.05 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" for reference and continuing for a total distance of **794.55 feet** to set 5/8 inch diameter iron rod with cap stamped "WES 10194410" in the southernmost southeast boundary of a 487.4 acre remainder tract recorded in 1400, Page 21, Official Public Records of Kerr County, Texas, and the southwest corner of the herein described tract;

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	PHONE: 830.217.7100	KERRVILLE, TX 78028
	WWW.WELLBORNEENGINEERING.COM	

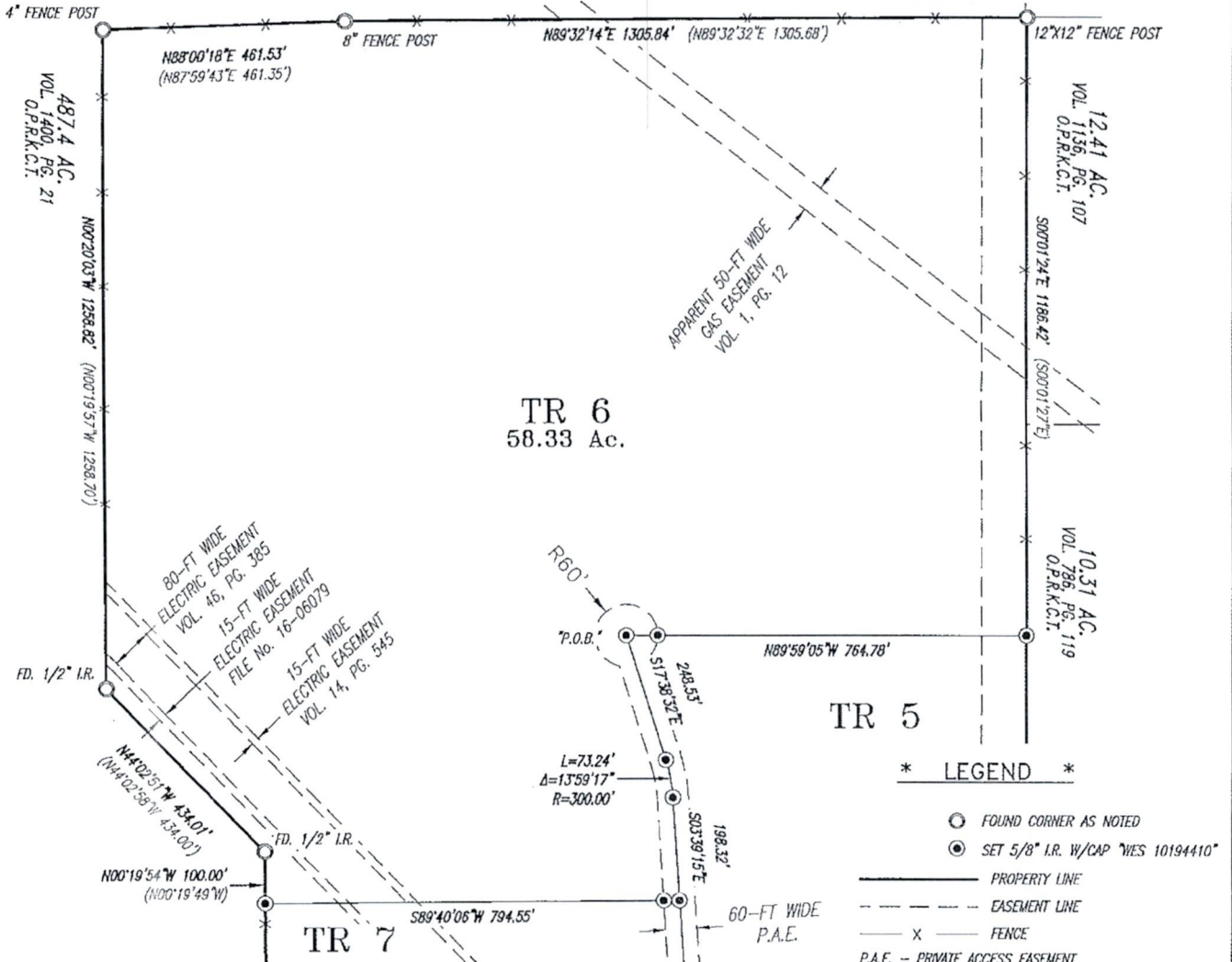
PARTITION SURVEY

TR 6 STEEL CREEK
 AN UN-RECORDED SUBDIVISION, BEING 58.33 ACRES OUT OF A 149.55 ACRE PARCEL (CALLED 149.50 ACRES) WHOLLY WITHIN THE CHARLES MESSER SURVEY No. 41, ABSTRACT No. 254 ACCORDING TO DISTRIBUTION DEED RECORDED IN FILE No. 21-04164 OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS

*** NOTES ***

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED UPON RTK/GNSS OBSERVATIONS, REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE. ADJUSTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. SCALE = 1.000149576700
2. THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS MINIMUM STANDARDS FOR LAND TITLE SURVEYS.
3. THIS TRACT DOES NOT LIE WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #4828500675F EFFECTIVE 03/03/2011.
4. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS, 1/8, 1680.61' (1680.00'). (COURSE VALUE PER DEED FILE No. 21-04164 O.P.R.K.C.T.)
5. THIS EXHIBIT IS THE COMPANION TO A WRITTEN COURSE DESCRIPTION.

BASED ON A FIELD SURVEY CONDUCTED ON THE GROUND BETWEEN MARCH, 2020 THROUGH DECEMBER, 2023



TR 6
58.33 Ac.

TR 5

TR 7

*** LEGEND ***

- FOUND CORNER AS NOTED
- SET 5/8" I.R. W/CAP WES 10194410"
- PROPERTY LINE
- - - EASEMENT LINE
- x — FENCE
- P.A.E. - PRIVATE ACCESS EASEMENT

*** SURVEYOR'S CERTIFICATION ***

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED AND REGISTERED IN THE STATE OF TEXAS, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL DIMENSIONAL DETAILS AND RELATIVE BEARINGS ARE CORRECT AS SHOWN, ALL EASEMENTS AND RIGHTS OF WAY OF RECORD ARE AS SHOWN, AND THERE ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEMENTS, EXCEPT AS NOTED HEREON.

THE POINT OF BEGINNING FOR TR 6 BEARS N00°56'56"W, 4468.69' FROM THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 149.55 ACRE TRACT

DATED: DECEMBER 18, 2023

Gary Max Brandenburg
 Gary Max Brandenburg, R.P.L.S. Registration No. 5164



631 WATER STREET KERRVILLE, TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.D.P.E.L.S.	
PROJECT: WES: 23-113	SCALE: 1" = 300'	FIELD: J5/CM	CHECKED: GMB
LAST FIELD VISIT: 12.14.2023 LAST DRAFT REVISION: 12.18.2023		SHEET NO. 1 of 1	

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TRACT 7 STEEL CREEK 10.10 AC.

FIELD NOTE DESCRIPTION OF A 10.10 ACRE PARCEL WITHIN THE CHARLES MESSER SURVEY NO. 41, ABSTRACT NO. 254, KERR COUNTY, TEXAS; BEING DESIGNATED AS TRACT 7, STEEL CREEK, AN UNRECORDED SUBDIVISION; BEING PART OF THAT CERTAIN 149.55 ACRE TRACT (*called 149.50 acres*) HAVING BEEN CONVEYED FROM MEDINA RIVER ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY TO EDEN FARMS LTD, A TEXAS LIMITED PARTNERSHIP BY A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED THE 11TH DAY OF MAY, 2021 AND RECORDED IN FILE NO. 21-04164; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(NOTE: The following courses are based on a RTK/GNSS survey conducted on the ground, N.A.D.83 datum, Texas State Plane Coordinates, South Central Zone reduced to horizontal ground distances expressed in U.S. Survey feet. Where record or deed courses differ from the surveyed values, the record value is shown in parenthesis)

COMMENCING at the southernmost Southeast corner of said 149.55 acre tract, a found 1/2 inch diameter iron rod in a curve to the right in the north line of State Highway 27, a one hundred (100) foot wide public right-of-way; said rod marks the southwest corner of an 8.33 acre tract recorded in File No. 20-3101, Official Public Records of Kerr County;

THENCE N 00°23'49" E, 3961.61 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" set it in the center line of a sixty (60) foot wide private access easement; and said rod marking the southernmost southeast corner of Tract 6 Steel Creek, same being the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, along the center line of said private access easement, S 03° 39' 15" E for a distance of **138.12 feet** to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410", marking the southwest corner of said Tract 5, same being the northwest corner of Tract 4 Steel Creek;

THENCE, continuing along said center line, S 03° 39' 15" E for a distance of **188.97 feet** to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" in the west boundary of said Tract 4, marking the point of curvature of a curve to the right having a central angle of 17° 56' 45" and a radius of 500.00 feet for an arc length of **156.61 feet**, and a long chord of S 05° 19' 07" W for a distance of 155.97 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" marking a point of tangency;

THENCE, continuing along the center line of said private access easement, S 14° 17' 30" W for a distance of **67.74 feet** to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" in the east line of said Tract 4, marking the northeast corner of Tract 8 Steel Creek, same being the southeast corner of the herein described tract;

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THE POINT OF BEGINNING FOR TR 7 BEARS N00°23'49"E, 3961.61' FROM THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 149.55 ACRE TRACT

PARTITION SURVEY

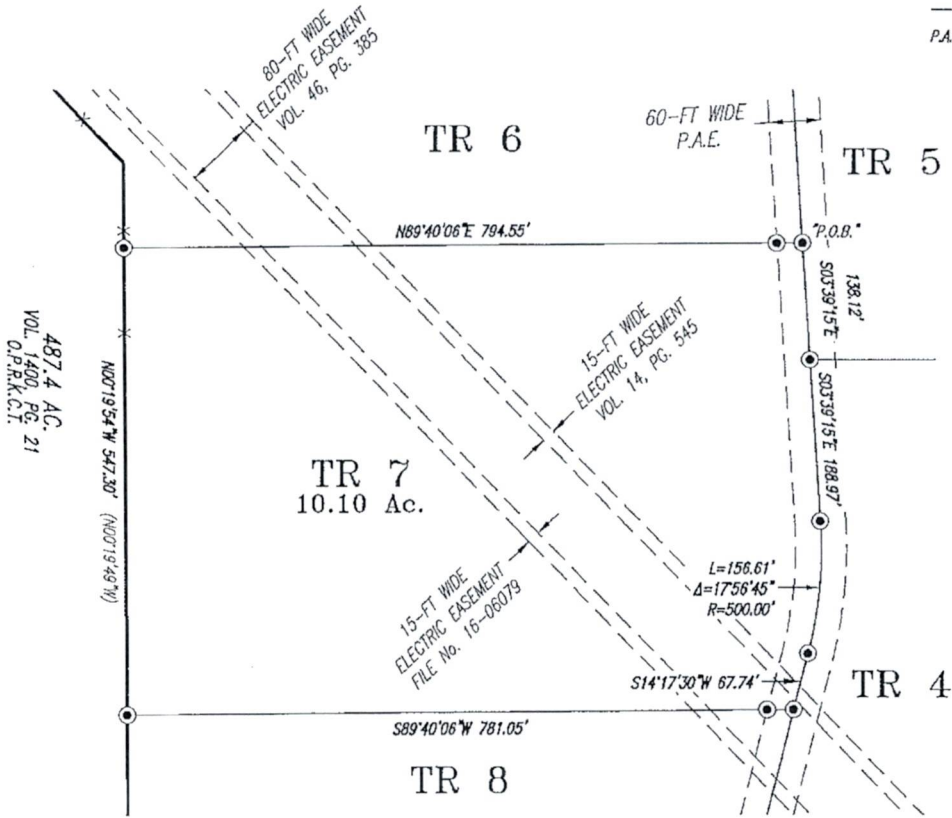
TR 7 STEEL CREEK

AN UN-RECORDED SUBDIVISION, BEING 10.10 ACRES OUT OF A 149.55 ACRE PARCEL (CALLED 149.50 ACRES) WHOLLY WITHIN THE CHARLES MESSER SURVEY No. 41, ABSTRACT No. 254 ACCORDING TO DISTRIBUTION DEED RECORDED IN FILE No. 21-04164 OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS



*** LEGEND ***

- SET 5/8" I.R. W/CAP "WES 10194410"
- PROPERTY LINE
- - - EASEMENT LINE
- x — FENCE
- P.A.E. - PRIVATE ACCESS EASEMENT



*** NOTES ***

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED UPON RTK/GNSS OBSERVATIONS, REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, ADJUSTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. SCALE = 1,000149576700
2. THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS MINIMUM STANDARDS FOR LAND TITLE SURVEYS.
3. THIS TRACT DOES NOT LIE WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #48265C0675F EFFECTIVE: 03/03/2011.
4. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS, 1/E, 1680.61' (1680.00'). (COURSE VALUE PER DEED FILE No. 21-04164 O.P.R.K.C.T.)
5. THIS EXHIBIT IS THE COMPANION TO A WRITTEN COURSE DESCRIPTION.

BASED ON A FIELD SURVEY CONDUCTED ON THE GROUND BETWEEN MARCH, 2020 THROUGH DECEMBER, 2023

*** SURVEYOR'S CERTIFICATION ***

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED AND REGISTERED IN THE STATE OF TEXAS, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL DIMENSIONAL DETAILS AND RELATIVE BEARINGS ARE CORRECT AS SHOWN, ALL EASEMENTS AND RIGHTS OF WAY OF RECORD ARE AS SHOWN, AND THERE ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEMENTS, EXCEPT AS NOTED HEREON.

DATED: DECEMBER 18, 2023

Gary Max Brandenburg
 Gary Max Brandenburg, R.P.L.S. Registration No. 5164



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631 WATER STREET KERRVILLE, TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.E.L.S.		
PROJECT: WES: 23-113	SCALE: 1" = 200'	FIELD: JS/CM	DRAFTING: JSM/DM	CHECKED: GMB
LAST FIELD VISIT: 12.14.2023 LAST DRAFT REVISION: 12.18.2023			SHEET NO. 1 of 1	

TRACT 8 STEEL CREEK 10.11 AC.

FIELD NOTE DESCRIPTION OF A 10.11 ACRE PARCEL WITHIN THE CHARLES MESSER SURVEY NO. 41, ABSTRACT NO. 254, KERR COUNTY, TEXAS; BEING DESIGNATED AS TRACT 8, STEEL CREEK, AN UNRECORDED SUBDIVISION; BEING PART OF THAT CERTAIN 149.55 ACRE TRACT (*called 149.50 acres*) HAVING BEEN CONVEYED FROM MEDINA RIVER ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY TO EDEN FARMS LTD, A TEXAS LIMITED PARTNERSHIP BY A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED THE 11TH DAY OF MAY, 2021 AND RECORDED IN FILE NO. 21-04164; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(NOTE: The following courses are based on a RTK/GNSS survey conducted on the ground, N.A.D.83 datum, Texas State Plane Coordinates, South Central Zone reduced to horizontal ground distances expressed in U.S. Survey feet. Where record or deed courses differ from the surveyed values, the record value is shown in parenthesis)

COMMENCING at the southernmost Southeast corner of said 149.55 acre tract, a found 1/2 inch diameter iron rod in a curve to the right in the north line of State Highway 27, a one hundred (100) foot wide public right-of-way; said rod marks the southwest corner of an 8.33 acre tract recorded in File No. 20-3101, Official Public Records of Kerr County;

THENCE N 02°37'06" W, 2787.21 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" set it in the center line of a sixty (60) foot wide private access easement; and said rod marking the northeast corner of Tract 9 Steel Creek same being the southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the south boundary hereof, S 89° 40' 06" W passing at 30.09 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" for reference and continuing for a total distance of **632.95 feet** to set 5/8 inch diameter iron rod with cap stamped "WES 10194410" in the southernmost southeast boundary of a 487.4 acre remainder tract recorded in 1400, Page 21, Official Public Records of Kerr County, Texas, marking the northwest corner of said Tract 9, same being the southwest corner of the herein described tract;

THENCE, along or near a fence, with the common boundary hereof and said 487.4 acre remainder tract, N 00° 19' 54" W (N 00°19'49" W) for a distance of **629.00 feet** to set 5/8 inch diameter iron rod with cap stamped "WES 10194410", marking the southwest corner of Tract 7 Steel Creek, and the northwest corner of the herein described tract;

THENCE, with the north boundary hereof, N 89° 40' 06" E passing at 750.05 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" for reference and continuing for a total distance of **781.05 feet** to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" set it in the center line of said private access easement; and said rod marking the southeast corner of Tract 7, same being the northeast corner of the herein described tract;

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THE POINT OF BEGINNING FOR TR 8 BEARS N02°37'06"W, 2787.21' FROM THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 149.55 ACRE TRACT

PARTITION SURVEY

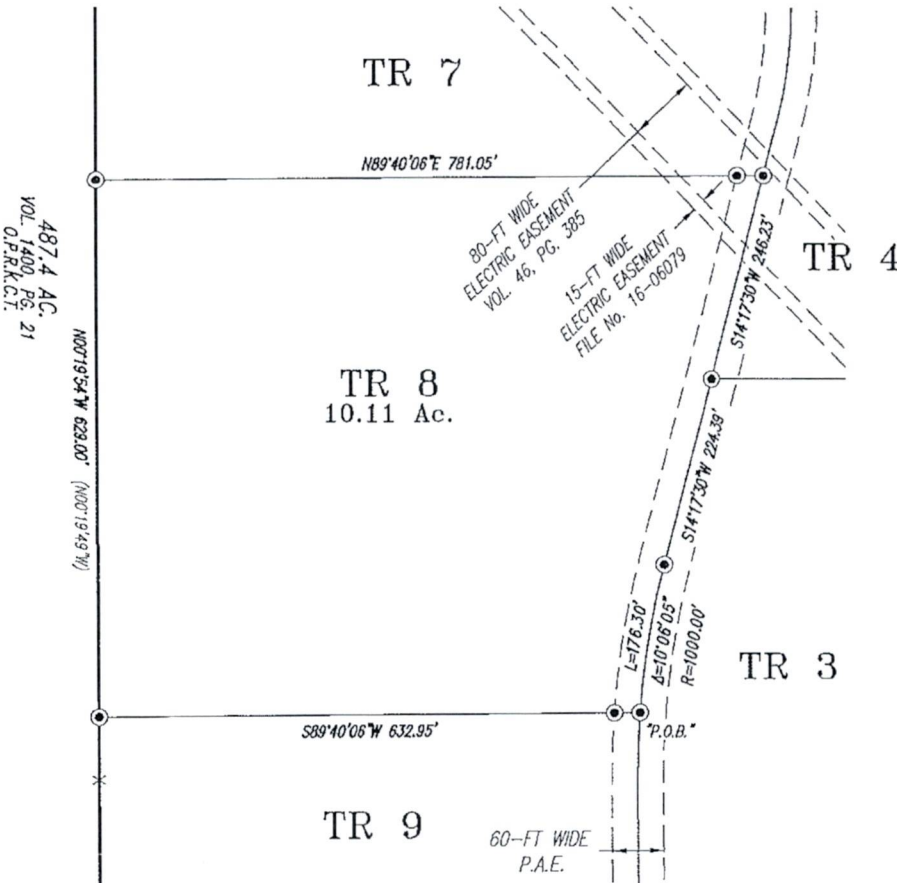
TR 8 STEEL CREEK

AN UN-RECORDED SUBDIVISION, BEING 10.11 ACRES OUT OF A 149.55 ACRE PARCEL (CALLED 149.50 ACRES) WHOLLY WITHIN THE CHARLES MESSER SURVEY No. 41, ABSTRACT No. 254 ACCORDING TO DISTRIBUTION DEED RECORDED IN FILE No. 21-04164 OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS



*** LEGEND ***

- SET 5/8" I.R. W/CAP "WES 10194410"
- PROPERTY LINE
- - - EASEMENT LINE
- X - FENCE
- P.A.E. - PRIVATE ACCESS EASEMENT



*** NOTES ***

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED UPON RTK/GNSS OBSERVATIONS, REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, ADJUSTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. SCALE = 1,000149576700
2. THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS MINIMUM STANDARDS FOR LAND TITLE SURVEYS.
3. THIS TRACT DOES NOT LIE WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #48265C0675F EFFECTIVE 03/03/2011.
4. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS, 1/E, 1680.61' (1680.00'). (COURSE VALUE PER DEED FILE No. 21-04164 O.P.R.K.C.T.)
5. THIS EXHIBIT IS THE COMPANION TO A WRITTEN COURSE DESCRIPTION.

BASED ON A FIELD SURVEY CONDUCTED ON THE GROUND BETWEEN MARCH, 2020 THROUGH DECEMBER, 2023

*** SURVEYOR'S CERTIFICATION ***

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED AND REGISTERED IN THE STATE OF TEXAS, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL DIMENSIONAL DETAILS AND RELATIVE BEARINGS ARE CORRECT AS SHOWN, ALL EASEMENTS AND RIGHTS OF WAY OF RECORD ARE AS SHOWN, AND THERE ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEMENTS, EXCEPT AS NOTED HEREON.

DATED: DECEMBER 18, 2023



Gary Max Brandenburg
Gary Max Brandenburg, R.P.L.S. Registration No. 5164

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631 WATER STREET KERRVILLE, TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.E.L.S.		
PROJECT: WES: 23-113	SCALE: 1" = 200'	FIELD: J5/CM	DRAFTING: J5M/BM	CHECKED: GMB
LAST FIELD VISIT: 12.14.2022			SHEET NO. 1 of 1	
LAST DRAFT REVISION: 12.18.2023				

TRACT 9 STEEL CREEK 10.12 AC.

FIELD NOTE DESCRIPTION OF A 10.12 ACRE PARCEL WITHIN THE CHARLES MESSER SURVEY NO. 41, ABSTRACT NO. 254, KERR COUNTY, TEXAS; BEING DESIGNATED AS TRACT 9, STEEL CREEK, AN UNRECORDED SUBDIVISION; BEING PART OF THAT CERTAIN 149.55 ACRE TRACT (called 149.50 acres) HAVING BEEN CONVEYED FROM MEDINA RIVER ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY TO EDEN FARMS LTD, A TEXAS LIMITED PARTNERSHIP BY A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED THE 11TH DAY OF MAY, 2021 AND RECORDED IN FILE NO. 21-04164; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(NOTE: The following courses are based on a RTK/GNSS survey conducted on the ground, N.A.D.83 datum, Texas State Plane Coordinates, South Central Zone reduced to horizontal ground distances expressed in U.S. Survey feet. Where record or deed courses differ from the surveyed values, the record value is shown in parenthesis)

COMMENCING at the southernmost Southeast corner of said 149.55 acre tract, a found 1/2 inch diameter iron rod in a curve to the right in the north line of State Highway 27, a one hundred (100) foot wide public right-of-way; said rod marks the southwest corner of an 8.33 acre tract recorded in File No. 20-3101, Official Public Records of Kerr County;

THENCE N 02°37'06" W, 2787.21 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" set it in the center line of a sixty (60) foot wide private access easement; and said rod marking the beginning of a curve and the southeast corner of Tract 8 Steel Creek, same being the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the center line and along said curve turning to the left having a central angle of 04° 28' 51" and a radius of 1000.00 feet for an **arc length of 78.21 feet**, and a long chord of S 01° 57' 00" W for a distance of 78.19 feet to a point of tangency in the west boundary of Tract 3 Steel Creek;

THENCE, continuing along the center line of said private access easement, S 00° 17' 26" E for a distance of **383.35 feet** to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410", marking the southwest corner of said Tract 3, same being the northwest corner of Tract 2 Steel Creek;

THENCE, continuing along the center line of said private access easement, S 00° 17' 26" E for a distance of **238.53 feet** to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" in the west boundary of said Tract 2, marking the northeast corner of Tract 10 Steel Creek, same being the southeast corner of the herein described tract;

THENCE, with the south boundary hereof, S 89° 40' 06" W passing at 30.00 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" for reference and continuing for a total distance of **629.39 feet** to set 5/8 inch diameter iron rod with cap stamped "WES 10194410" in the southernmost southeast boundary of a 487.4 acre remainder tract recorded in 1400, Page 21, Official Public Records of

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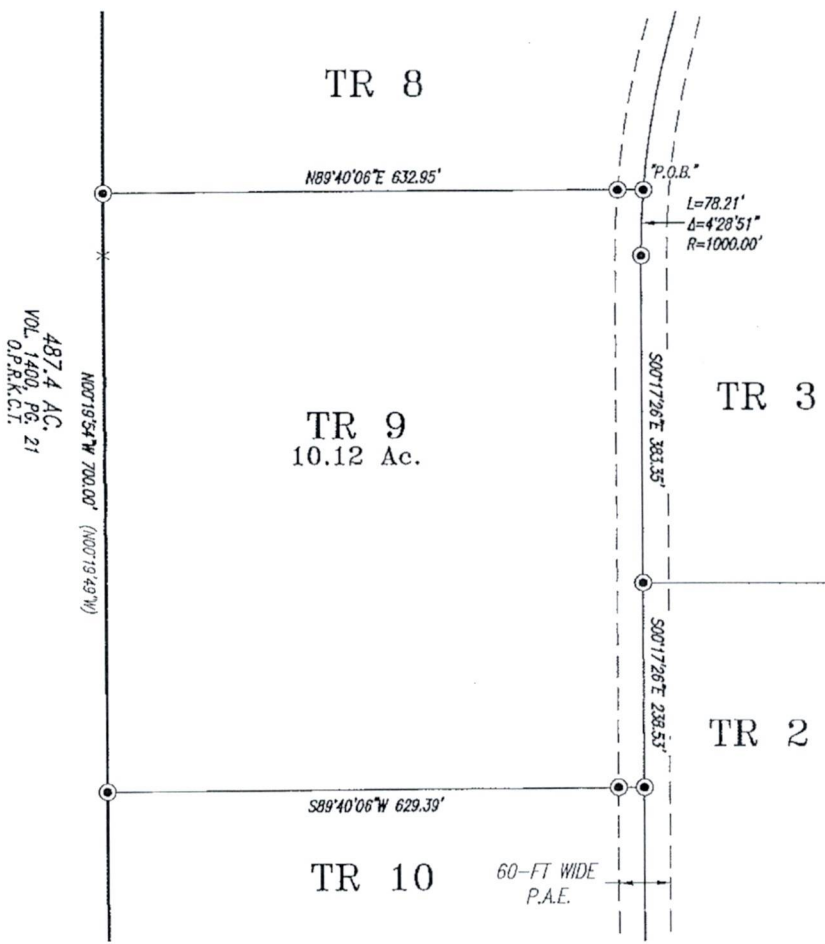
631 WATER STREET
KERRVILLE, TX 78028

THE POINT OF BEGINNING FOR TR 9 BEARS N02°37'06"W, 2787.21' FROM THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 149.55 ACRE TRACT

PARTITION SURVEY

TR 9 STEEL CREEK

AN UN-RECORDED SUBDIVISION, BEING 10.12 ACRES OUT OF A 149.55 ACRE PARCEL (CALLED 149.50 ACRES) WHOLLY WITHIN THE CHARLES MESSER SURVEY No. 41, ABSTRACT No. 254 ACCORDING TO DISTRIBUTION DEED RECORDED IN FILE No. 21-04164 OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS



*** LEGEND ***

- SET 5/8" I.R. W/CAP "WES 10194410"
- PROPERTY LINE
- - - EASEMENT LINE
- X — FENCE
- P.A.E. - PRIVATE ACCESS EASEMENT

*** NOTES ***

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED UPON RTK/GNSS OBSERVATIONS, REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, ADJUSTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. SCALE = 1.000149576700
2. THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS MINIMUM STANDARDS FOR LAND TITLE SURVEYS.
3. THIS TRACT DOES NOT LIE WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #48265C0675F EFFECTIVE 03/03/2011.
4. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS, 1/E, 1680.61' (1680.00'). (COURSE VALUE PER DEED FILE No. 21-04164 O.P.R.K.C.T.)
5. THIS EXHIBIT IS THE COMPANION TO A WRITTEN COURSE DESCRIPTION.

BASED ON A FIELD SURVEY CONDUCTED ON THE GROUND BETWEEN MARCH, 2020 THROUGH DECEMBER, 2023

*** SURVEYOR'S CERTIFICATION ***

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED AND REGISTERED IN THE STATE OF TEXAS, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL DIMENSIONAL DETAILS AND RELATIVE BEARINGS ARE CORRECT AS SHOWN, ALL EASEMENTS AND RIGHTS OF WAY OF RECORD ARE AS SHOWN, AND THERE ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEMENTS, EXCEPT AS NOTED HEREON.

DATED: DECEMBER 18, 2023

Gary Max Brandenburg
 Gary Max Brandenburg, R.P.L.S. Registration No. 5164



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631 WATER STREET KERRVILLE, TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.E.L.S.		
PROJECT: WES: 23-113	SCALE: 1" = 200'	FIELD: J5/CM	DRAFTING: J5M/MBM	CHECKED: GMB
LAST FIELD VISIT: 12.14.2023 LAST DRAFT REVISION: 12.18.2023			SHEET NO. 1 of 1	

TRACT 10 STEEL CREEK 10.15 AC.

FIELD NOTE DESCRIPTION OF A 10.15 ACRE PARCEL WITHIN THE CHARLES MESSER SURVEY NO. 41, ABSTRACT NO. 254, KERR COUNTY, TEXAS; BEING DESIGNATED AS TRACT 10, STEEL CREEK, AN UNRECORDED SUBDIVISION; BEING PART OF THAT CERTAIN 149.55 ACRE TRACT (called 149.50 acres) HAVING BEEN CONVEYED FROM MEDINA RIVER ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY TO EDEN FARMS LTD, A TEXAS LIMITED PARTNERSHIP BY A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED THE 11TH DAY OF MAY, 2021 AND RECORDED IN FILE NO. 21-04164; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(NOTE: The following courses are based on a RTK/GNSS survey conducted on the ground, N.A.D.83 datum, Texas State Plane Coordinates, South Central Zone reduced to horizontal ground distances expressed in U.S. Survey feet. Where record or deed courses differ from the surveyed values, the record value is shown in parenthesis)

COMMENCING at the southernmost Southeast corner of said 149.55 acre tract, a found 1/2 inch diameter iron rod in a curve to the right in the north line of State Highway 27, a one hundred (100) foot wide public right-of-way; said rod marks the southwest corner of an 8.33 acre tract recorded in File No. 20-3101, Official Public Records of Kerr County;

THENCE N 03°28'57" W, 2088.14 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410" set it in the center line of a sixty (60) foot wide private access easement; and said rod marking the southeast corner of Tract 9 Steel Creek same being the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, along the center line of said private access easement, S 00° 17' 26" E for a distance of 512.48 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410", marking the southwest corner of Tract 2 Steel Creek, same being the northwest corner of Tract 1 Steel Creek;

THENCE, continuing along the center line of said private access easement, S 00° 17' 26" E for a distance of 292.09 feet to a set 5/8 inch diameter iron rod with cap stamped "WES 10194410", marking a reentrant corner for Tract 1, same being the southeast corner of the herein described tract;

THENCE, with the south boundary hereof, S 89° 42' 34" W for a distance of 30.00 feet to 6-inch diameter fence angle post in the southernmost southeast boundary of a 487.4 acre remainder tract recorded in 1400, Page 21, Official Public Records of Kerr County, Texas, marking the southernmost southwest corner of the herein described tract;

THENCE, along or near a fence, with the common boundary of said 487.4 acre remainder tract, N 59° 10' 28" W for a distance of 300.03 feet (N 59°01'44" W, 300.34') to 6-inch diameter fence angle post, and S 80° 54' 19" W for a distance of 346.10 feet (S 80°46'48" W, 346.35') to a found 1/2 inch diameter iron rod marking the southwest corner of the herein described tract;

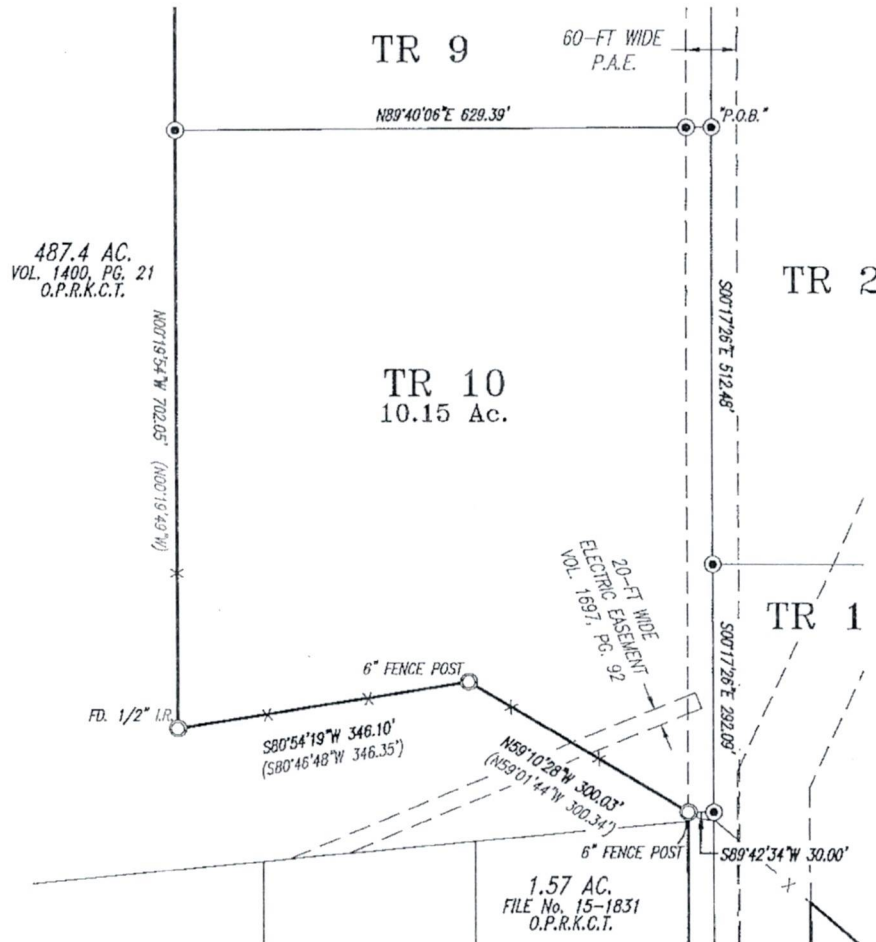
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	PHONE: 830.217.7100	KERRVILLE, TX 78028
	WWW.WELLBORNENGINEERING.COM	

THE POINT OF BEGINNING FOR TR 10 BEARS N03°28'57"W, 2088.14' FROM THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 149.55 ACRE TRACT

PARTITION SURVEY

TR 10 STEEL CREEK

AN UN-RECORDED SUBDIVISION, BEING 10.15 ACRES OUT OF A 149.55 ACRE PARCEL (CALLED 149.50 ACRES) WHOLLY WITHIN THE CHARLES MESSER SURVEY No. 41, ABSTRACT No. 254 ACCORDING TO DISTRIBUTION DEED RECORDED IN FILE No. 21-04164 OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS



*** LEGEND ***

- FOUND CORNER AS NOTED
- SET 5/8" I.R. W/CAP "WES 10194410"
- PROPERTY LINE
- - - EASEMENT LINE
- X FENCE
- P.A.E. - PRIVATE ACCESS EASEMENT

*** NOTES ***

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED UPON RTK/GNSS OBSERVATIONS, REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, ADJUSTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET. SCALE = 1.000149576700
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DATED: DECEMBER 18, 2023

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PROJECT: WES: 23-113	SCALE: 1" = 200'	FIELD: JS/CM	DRAFTING: JSM/DM	CHECKED: GMB
LAST FIELD VISIT: 12.14.2023			SHEET NO. 1 of 1	
LAST DRAFT REVISION: 12.18.2023				