

FIELD NOTE DESCRIPTION FOR AN 11.80 ACRE TRACT OF LAND, KNOWN AS TRACT 1 OF THE ENCINO CROSSING SUBDIVISION, SITUATED IN MEDINA COUNTY, TEXAS:

BEING AN 11.80 ACRE TRACT OF LAND, OUT OF A CERTAIN 398.93 ACRES OF LAND OUT OF THE NEPOMUCINO FLORES SURVEY No. 518-3/4, ABSTRACT No. 382, CONVEYED BY GENERAL WARRANTY DEED TO DENDRO HOLDINGS, LLC, RECORDED IN DOCUMENT No. 202100566 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod set lying in the west right-of-way line of a 60' right-of-way easement, marking the northeast corner of this tract;

THENCE, South 07°48'07" East, distance of 100.01 feet, along the east line of this tract, common with the west right-of-way line of said 60' right-of-way easement to a 1/2 inch iron rod set, for an angle corner of this tract at the point-of-curvature of a curve to the right;

THENCE, along said curve to the right, an arc length of 353.88 feet, said curve having a radius of 1,490.00 feet, a chord which bears South 02°30'34" East, a distance of 353.05 feet, to a 1/2" iron rod set, at the point-of-tangency of said curve, for an angle corner of this tract;

THENCE, South 04°16'44" West, a distance of 98.74 feet along the east line of this tract, common with the west right-of-way line of said 60' right-of-way easement to a 1/2 inch iron rod set, marking the northeast corner of a 12.26 acre tract of land, known as Tract 2 of the Encino Crossing Subdivision, for the southeast corner of this tract;

THENCE, North 83°30'55" West, along the south line of this tract, common with the north line of said Tract 2, a distance of 1,132.01 feet, to a 1/2 inch iron rod set, lying in the east line of a 120.00 acre tract of land, conveyed by Warranty Deed to with Vendor's Lien to Timothy D. and Darlene E. Klein as recorded in Volume 751, Page 1147 of the Official Public Records of Medina County, Texas, for the southwest corner of this tract;

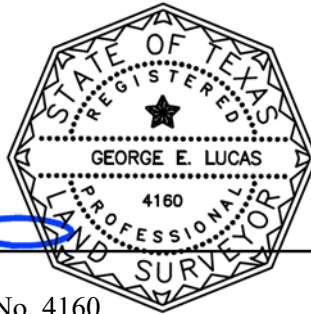
THENCE, North 00°30'50" East, along the west line of this tract, common with the east line of said 120.00 acre tract, a distance of 267.70 feet, to a 1/2 inch iron rod found, marking an angle corner of said 120.00 acre tract, for an angle corner of this tract;


THENCE, North 18°43'28" West, along the west line of this tract, common with the east line of said 120.00 acre tract, a distance of 36.42 feet, to a 1/2 inch iron rod found, at the point-of-tangency of a curve to the left, marking an angle corner of said 120.00 acre tract, for an angle corner of this tract;

THENCE, along said curve to the left, an arc length of 35.18 feet, said curve having a radius of 60.00 feet, a chord which bears North 11°21'56" East, a distance of 34.68 feet, to 1/2 inch iron rod set, at the point-of-tangency of said curve, for northwest corner of this tract;

THENCE, North 84°17'42" East, along the north line of this tract, common with the south line of a 60' right-of-way easement, a distance of 1,083.67 feet, to a 1/2" iron rod set, at the point-of-curvature of a curve to the right, marking an angle corner for the 60' right-of-way easement, for an angle corner of this tract,

THENCE, along said curve to the right, an arc length of 38.35 feet, said curve having a radius of 25.00 feet, a chord which bears South 51°45'13" East, a distance of 34.70 feet, to 1/2 inch iron rod set, at the point-of-tangency of said curve, for northwest corner of this tract, to the POINT OF BEGINNING, containing 11.80 acres of land, more or less.




George E. Lucas
Registered Professional Land Surveyor No. 4160
Celco Surveying, Firm Registration No. 10193975
2205 Stonecrest Path
New Braunfels, Texas 78130
Date: January 5, 2022