

GUADALUPE COUNTY, TEXAS

75.350 Acres
Moreno Construction Company, Inc.
to
FM 1117 JV, LLC
August 13, 2019
Doc #20199018335, O.P.R..

Sur. 15

LEGEND:

— xx — FENCE LINE
POB POINT OF BEGINNING
O.P.R. OFFICIAL PUBLIC RECORDS
GUADALUPE COUNTY, TEXAS

SCALE 1" = 300'

BEARINGS SHOWN HEREON
ARE FROM GPS OBSERVATIONS
TEXAS COORDINATE SYSTEM
NAD (83).

THIS SURVEY WAS COMPLETED
WITHOUT THE BENEFIT OF A
TITLE COMMITMENT.

PREPARED FOR: EDEN OAKS RANCH LLC

SURVEYED ON THE GROUND: FEBRUARY 1, 2022

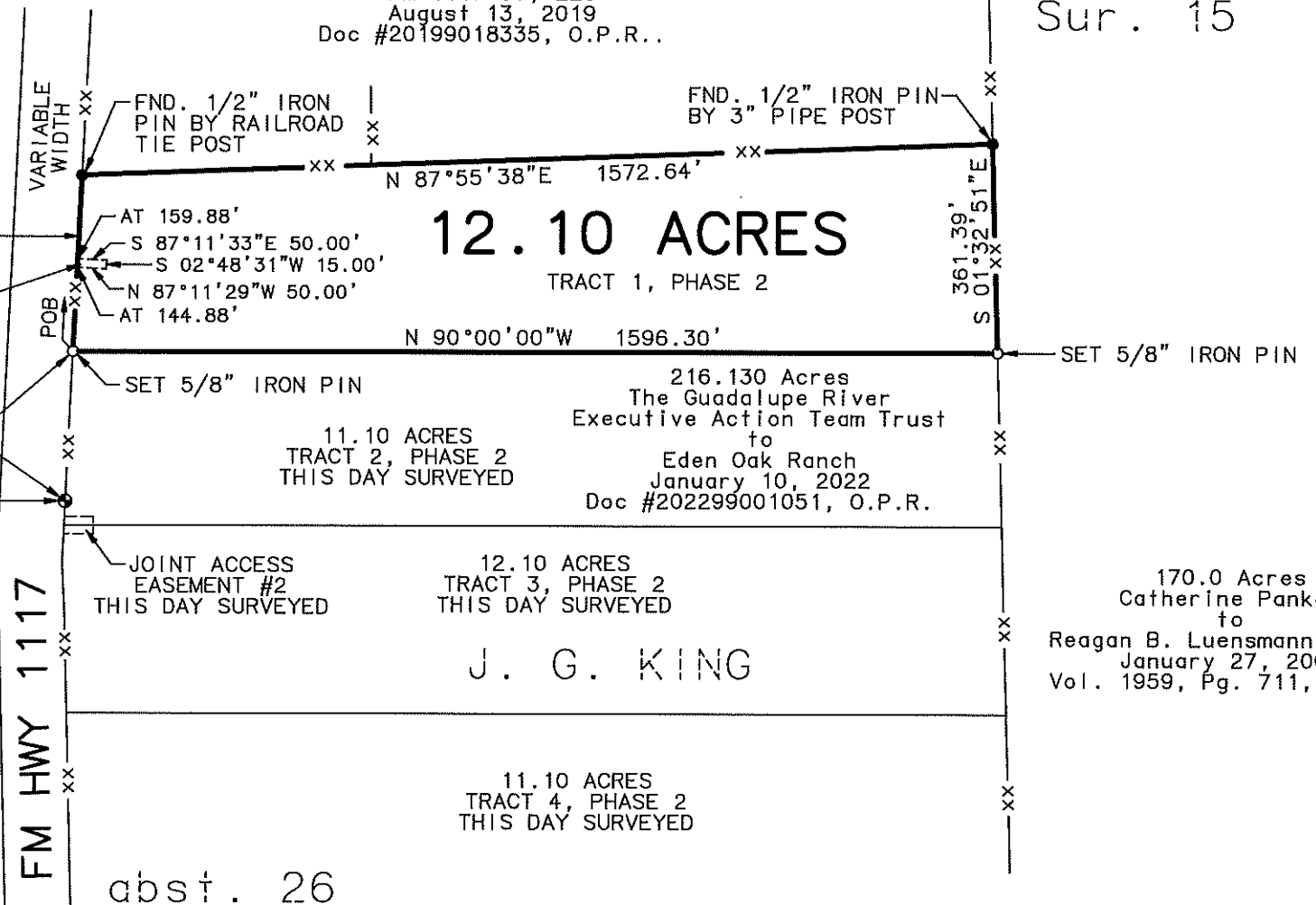
I HEREBY CERTIFY THAT THE FOREGOING PLAT AND
ACCOMPANYING FIELD NOTE DESCRIPTIONS WERE
PREPARED FROM AN ACTUAL SURVEY PERFORMED ON
THE GROUND, UNDER MY SUPERVISION, AND THAT
THEY ARE TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF. HOWARD SURVEYING
ACCEPTS RESPONSIBILITY FOR THIS PLAT ONLY TO
THE ORIGINAL CLIENTS FOR WHICH IT WAS PREPARED.

THIS THE 19TH DAY OF MAY 2022.

Keith Howard
KEITH HOWARD, R.P.L.S. NO. 5949
HOWARD SURVEYING
TBPELS FIRM NO. 10125700
402 STATE HWY 173 SOUTH
HONDO, TEXAS 78861
830-426-4776



N 02°48'30"E 304.75'
ACCESS EASEMENT #1
0.02 ACRE
S 02°48'30"W 259.46'
FND. BROKEN CONCRETE
TXDOT ROW MARKER



abst. 26

A Plat of a 12.10 Acre Tract of land
and Access Easement #1 situated
about 4.1 miles S 27° E of Seguin in
Guadalupe County, Texas.

216.130 Acres
The Guadalupe River
Executive Action Team Trust
to
Eden Oak Ranch
January 10, 2022
Doc #202299001051, O.P.R.

170.0 Acres
Catherine Pankau
to
Reagan B. Luensmann, et ux
January 27, 2004
Vol. 1959, Pg. 711, O.P.R.

STATE OF TEXAS
COUNTY OF GUADALUPE

PREPARED FOR: Eden Oaks Ranch LLC

FIELD NOTES TO DESCRIBE

A 12.10 Acre Tract of land (Tract 1, Phase 2) being situated about 4.1 miles S 27° E of Seguin in Guadalupe County, Texas, out of Survey No. 15, Abstract No. 26, J. G. King, original grantee, and being out of a 216.130 Acre Tract conveyed from The Guadalupe River Executive Action Team Trust to Eden Oak Ranch by deed dated January 10, 2022 and recorded in Document #202299001051 of the Official Public Records of Guadalupe County, Texas, and being more particularly described as follows:

BEGINNING: At a 5/8" iron pin set under fence in the East line of F. M. Highway 1117 (variable width) and the West line of said 216.130 Acre Tract for the Northwest corner of an 11.10 Acre Tract (Tract 2, Phase 2, this day surveyed) and the Southwest corner of this tract from which a found broken concrete TxDOT right-of-way marker bears S 02° 48' 30" W 259.46 feet;

THENCE: N 02° 48' 30" E 304.75 feet along a fence with the East line of said highway and the West line of said 216.130 Acre Tract, at 144.88 feet pass the Southwest corner of Access Easement #1 (0.02 Acre, this day surveyed) and at 159.88 feet pass the Northwest corner of said access easement #1, continuing to a 1/2" iron pin found by railroad tie post for the Southwest corner of a 75.350 Acre Tract (Document #20199018335, Official Public Records) and the Northwest corner of said 216.130 Acre Tract and of this tract;

THENCE: N 87° 55' 38" E 1572.64 feet along a fence to a 1/2" iron pin found by 3" pipe post for the Southeast corner of said 75.350 Acre Tract and the Northeast corner of said 216.130 Acre Tract and of this tract;

THENCE: S 01° 32' 51" E 361.39 feet along a fence with the West line of a 170.0 Acre Tract (Volume 1959, Page 711, Official Public Records) and the East line of said 216.130 Acre Tract to a 5/8" iron pin set for the Northeast corner of said 11.10 Acre Tract and the Southeast corner of this tract;

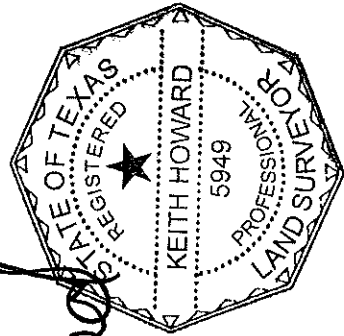
THENCE: N 90° 00' 00" W 1596.30 feet crossing said 216.130 Acre Tract to the POINT OF BEGINNING.

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 19th day of May 2022.


Keith Howard, R.P.L.S. No. 5949
Howard Surveying
TBPELS Firm No. 10125700
402 State Hwy 173 South
Hondo, Texas 78861
(830) 426-4776



STATE OF TEXAS
COUNTY OF GUADALUPE

PREPARED FOR: Eden Oaks Ranch LLC

FIELD NOTES TO DESCRIBE

Access Easement #1 (0.02 Acre) being situated about 4.1 miles S 27° E of Seguin in Guadalupe County, Texas, out of Survey No. 15, Abstract No. 26, J. G. King, original grantee, and being out of a 216.130 Acre Tract conveyed from The Guadalupe River Executive Action Team Trust to Eden Oak Ranch by deed dated January 10, 2022 and recorded in Document #202299001051 of the Official Public Records of Guadalupe County, Texas, and being more particularly described as follows:

BEGINNING: At the Northwest corner of this easement in the East line of F. M. Highway 1117 (variable width) and the West line of said 216.130 Acre Tract and an 12.10 Acre Tract (Tract 1, Phase 2, this day surveyed) from which a 1/2" iron pin found by railroad tie post for the Southwest corner of a 75.350 Acre Tract (Document #20199018335, Official Public Records) and the Northwest corner of said 216.130 Acre Tract and said 12.10 Acre Tract bears N 02° 48' 30" E 144.87 feet;

THENCE: S 87° 11' 33" E 50.00 feet into said 216.130 Acre Tract and said 12.10 Acre Tract to the Northeast corner of this easement;

THENCE: S 02° 48' 31" W 15.00 feet to the Southeast corner of this easement;

THENCE: N 87° 11' 29" W 50.00 feet to the Southwest corner of this easement from which a 5/8" iron pin set for the Southwest corner of said 12.10 Acre Tract bears S 02° 48' 30" W 144.87 feet;

THENCE: N 2° 48' 30" E 15.00 feet along a fence with the East line of said highway and the West line of said 216.130 Acre Tract and said 12.10 Acre Tract 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 19th day of May 2022.

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