

STATE OF TEXAS
COUNTY OF GUADALUPE

PREPARED FOR: Eden Oaks Ranch LLC

FIELD NOTES TO DESCRIBE

Joint Access Easement #2 (0.03 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 11.10 Acre Tract (Tract 2, Phase 2, this day surveyed) from which a found broken concrete TxDOT right-of-way marker bears N 02° 38' 39" E 26.60 feet;

THENCE: S 90° 00' 00" E 49.31 feet into said 216.130 Acre Tract and said 11.10 Acre Tract to the Northeast corner of this easement;

THENCE: S 00° 00' 00" E 30.00 feet into a 12.10 Acre Tract (Tract 3, Phase 2, this day surveyed) to the Southeast corner of this easement;

THENCE: N 90° 00' 00" W 50.69 feet to the Southwest corner of this easement from which a found concrete TxDOT right-of-way marker bears S 02° 38' 40" W 48.48 feet;

THENCE: N 02° 38' 39" E 30.03 feet along a fence with the East line of said highway and the West line of said 216.130 Acre Tract, at 15.08 feet pass a 5/8" iron pin set for the Southwest corner of said 11.10 Acre Tract, continuing 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

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

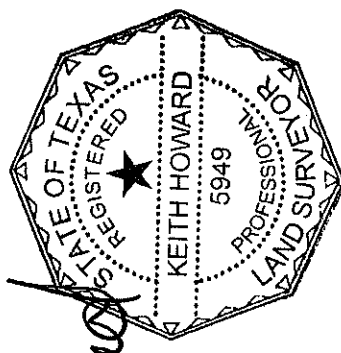
Howard Surveying

TBPELS Firm No. 10125700

402 State Hwy 173 South

Hondo, Texas 78861

(830) 426-4776



GUADALUPE COUNTY, TEXAS

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.

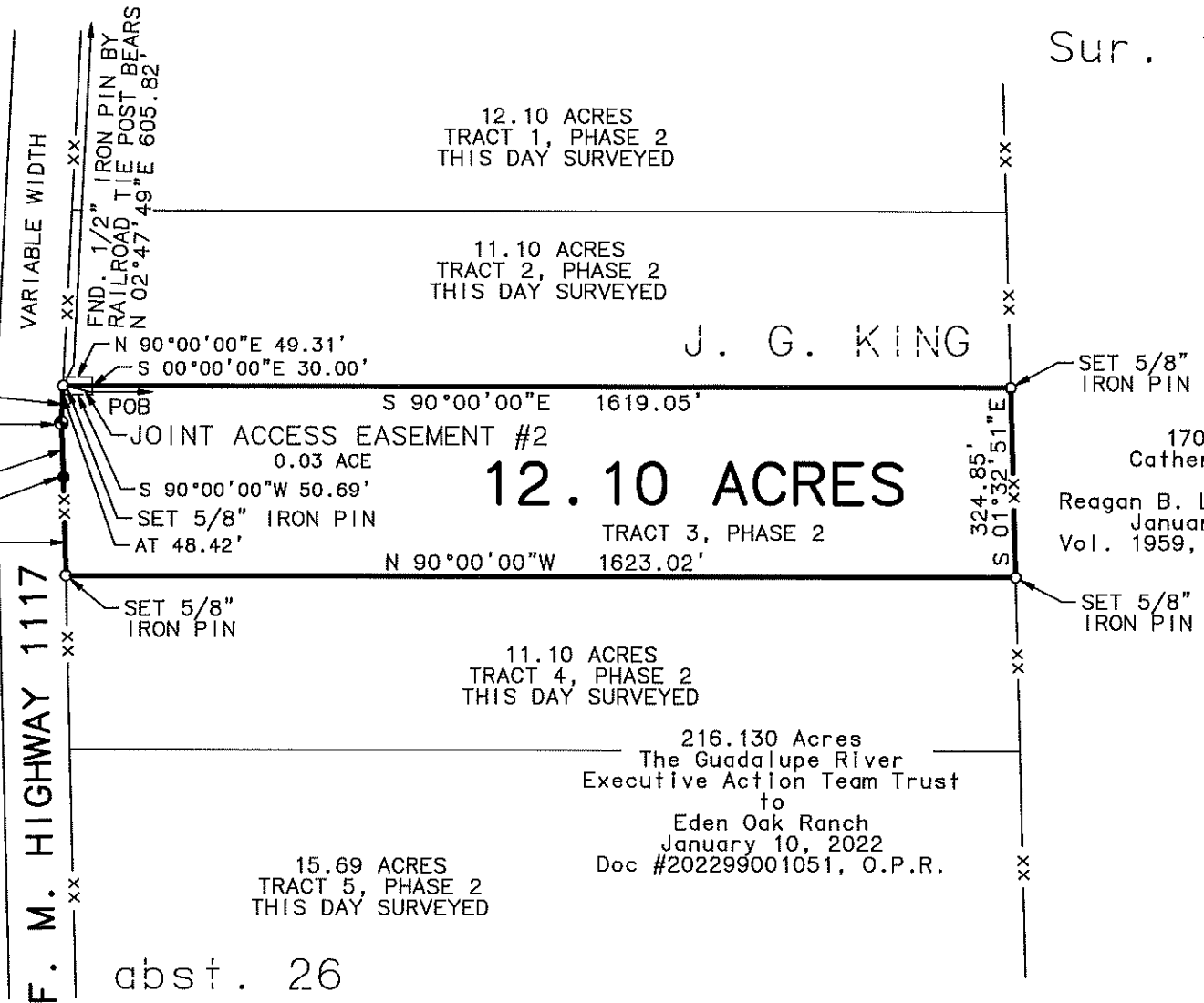
PREPARED FOR: EDEN OAKS RANCH LLC

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



A Plat of a 12.10 Acre Tract of land
and Joint Access Easement #2 situated
about 4.1 miles S 27° E of Seguin in
Guadalupe County, Texas.

STATE OF TEXAS
COUNTY OF GUADALUPE

PREPARED FOR: Eden Oaks Ranch LLC

FIELD NOTES TO DESCRIBE

A 12.10 Acre Tract of land (Tract 3, 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 Southwest corner of an 11.10 Acre Tract (Tract 2, Phase 2, this day surveyed) and the Northwest corner of this tract from which a 1/2" iron pin found by railroad tie post for the Northwest corner of said 216.130 Acre Tract and a 12.10 Acre Tract (Tract 1, Phase 2, this day surveyed) bears N 02° 47' 49" E 605.82 feet;

THENCE: S 90° 00' 00" E 1619.05 feet crossing said 216.130 Acre Tract to a 5/8" iron pin set for the Southeast corner of said 11.10 Acre Tract and the Northeast corner of this tract;

THENCE: S 01° 32' 51" E 324.85 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 an 11.10 Acre Tract (Tract 4, Phase 2, this day surveyed) and the Southeast corner of this tract;

THENCE: N 90° 00' 00" W 1623.02 feet crossing said 216.130 Acre Tract to a 5/8" iron pin set for the Northwest corner of said 11.10 Acre Tract (Tract 4, Phase 2) and the Southwest corner of this tract;

THENCE: Along a fence with the East line of said highway and the West line of said 216.130 Acre Tract and of this tract as follows:

N 01° 22' 35" W 168.51 feet to a 3" pipe post found for an angle point;

N 02° 16' 28" W 92.91 feet to a broken concrete TxDOT right-of-way marker found for an angle point;

N 02° 38' 39" E 63.50 feet, at 48.42 feet pass the Southwest corner of Joint Access Easement #2 (0.03 Acre, this day surveyed), continuing 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

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