

FIELD NOTES DESCRIPTION FOR 22.06 ACRES OF THE
ROY FRANCIS LAND OFF ROCKY CREEK ROAD IN
BANDERA COUNTY, TEXAS

Being all of a certain tract or parcel of land out of Felix B. Webb Survey No. 166, Abstract No. 387, in Bandera County, Texas; the same land conveyed as Tract 1 to Roy L. Francis, et ux, from Jamal F. Nehme, et al, by a Warranty Deed with Vendor's Lien executed the 9th day of December, 2005 and recorded in Volume 721 at Page 597 of the Official Public Records of Bandera County, Texas; and being more particularly described by metes and bounds as follows (record calls shown in parentheses):

BEGINNING at a three-way fence cornerpost for the west corner of the herein described tract and said Tract 1 in the southeast line of 149.48 acres conveyed to Sandra L. Parker, et al, from Marilyn Seale by a Gift Deed executed the 27th day of May, 2010 and recorded in Volume 878 at Page 762 of the Official Public Records of Bandera County, Texas;

THENCE, along a fence with the common line between said Tract 1 and said 149.48 acres, N.59°42'38"E. 759.38 ft. (N.59°42'56"E. 759.36 ft.) to a ½" iron stake found for the north corner of the herein described tract and said Tract 1, the northwest corner of 102.52 acres conveyed to Constantine S. Liollo, et ux, from Barbara J. Thompson by a Warranty Deed with Vendor's Lien executed the 22nd day of March, 2013 and recorded in Volume 953 at Page 923 of the Official Public Records of Bandera County, Texas;

THENCE, with the common line between said Tract 1 and said 102.52 acres: S.16°24'02"E. 842.72 ft. (S.16°24'01"E. 842.67 ft.) to a found ½" iron stake; S.16°23'56"E., at 873.17 ft. passing a fence endpost, then continuing along a fence for a total distance of 935.36 ft. (S.16°24'11"E. 935.39 ft.) to a ½" iron stake found at the base of a three-way cornerpost; S.40°32'25"W., along a fence, at 183.5 ft. passing an anglepost at the northeast end of an opening for a gate, then continuing not along a fence, for a total distance of 202.15 ft. (S.40°32'34"W. 202.14 ft.) to an unmarked point in an asphalt roadway at the northerly terminus of a thirty (30) ft. wide road easement providing access to Tract 1, conveyed as Tract 2 to Roy L. Francis, et ux, by said deed in Volume 721 at Page 597; and S.40°32'01"W., at 13.9 ft. passing an anglepost at the southwest end of said opening for a gate, then continuing along a fence for a total distance of 133.15 ft. (S.40°32'10"W. 133.15 ft.) to a ½" iron stake found at a three-way cornerpost for the south corner of the herein described tract and said Tract 1, a westerly corner of said 102.52 acres, in the northeast line of 20.00 acres conveyed to Roy Lee Francis, et al, from David L. Robinson, et al, by a Warranty Deed with Vendor's Lien executed the 21st day of September, 2010 and recorded in Volume 887 at Page 42 of the Official Public Records of Bandera County, Texas;

THENCE, along a fence with the common line between said Tract 1 and said 20.00 acres: N.41°26'36"W. 181.40 ft. (N.41°27'43"W. 181.39 ft.) to a found ½" iron stake; N.41°35'32"W. 333.41 ft. (N.41°35'53"W. 333.44 ft.) to an anglepost; N.33°00'40"W. 128.45 ft. (N.33°02'02"W. 128.42 ft.) to an anglepost; N.15°51'35"W. 617.54 ft. (N.15°50'50"W. 617.65 ft.) to a found ½" iron stake; N.15°11'36"W. 168.14 ft. (N.15°11'48"W. 168.15 ft.) to an anglepost; and N.43°52'42"W. 455.33 ft. (N.43°53'06"W. 455.35 ft.) to the PLACE OF BEGINNING containing 22.06 acres of land, more or less, within these metes and bounds.

Page 2 – 22.06 Acres of the Roy L. Francis land off
Rocky Creek Road in Bandera County, Texas

I hereby certify that these field notes and accompanying plat are accurate descriptions of the property contained therein as determined by a survey made on the ground under my direction and supervision, and that all property corners are marked as stated. (Bearing basis = True north based on GPS observations)

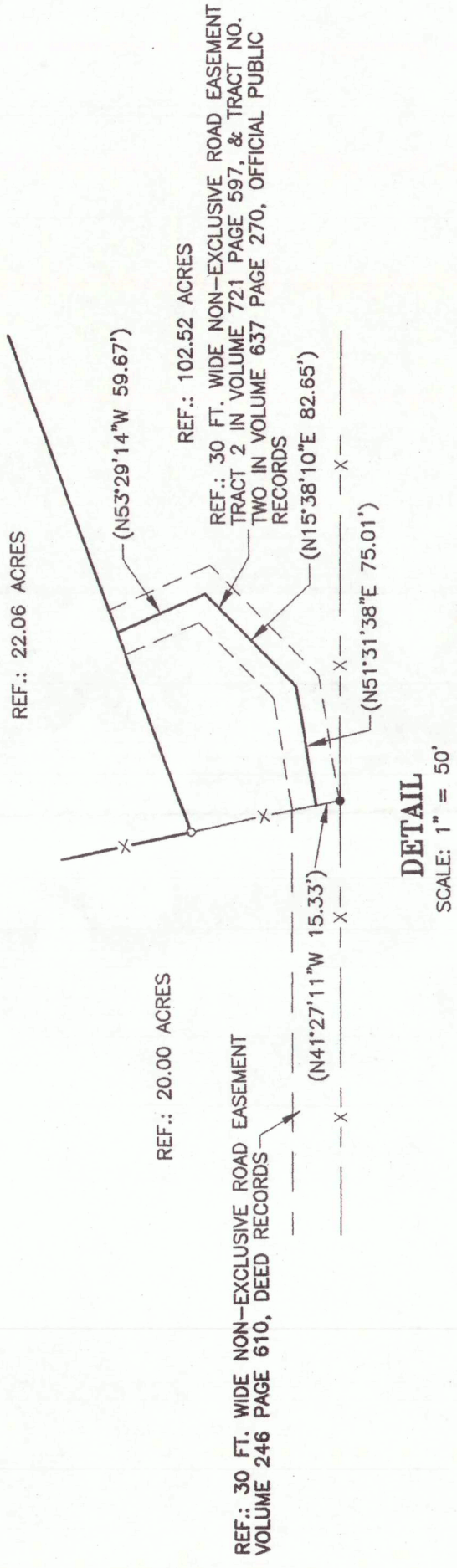
Date surveyed: August 12, 2016

Dated this 15th day of August, 2016



Don W. Voelkel
Registered Professional Land Surveyor No. 3990





RESTRICTIONS FROM TITLE COMMITMENT:
VOLUME 246 PAGE 610 & VOLUME 246 PAGE 623,
OFFICIAL PUBLIC RECORDS

- EASEMENTS FROM TITLE COMMITMENT:
- ITEM 10.A.: EASEMENT TO LO-VACA GATHERING COMPANY DATED JUNE 27, 1988; VOLUME 135 PAGE 91, OFFICIAL PUBLIC RECORDS
 - ITEM 10.B.: THIRTY FT. WIDE NON-EXCLUSIVE ACCESS EASEMENT DATED DECEMBER 23, 1987; VOLUME 637 PAGE 270, OFFICIAL PUBLIC RECORDS
 - ITEM 10.C.: EASEMENT TO BANDERA ELECTRIC COOPERATIVE, INC. DATED JANUARY 14, 2003; VOLUME 238 PAGE 951, OFFICIAL PUBLIC RECORDS; "BLANKET" EASEMENT
 - ITEM 10.D.: EASEMENT TO BANDERA ELECTRIC COOPERATIVE, INC. DATED JANUARY 14, 2003; VOLUME 619 PAGE 108, OFFICIAL PUBLIC RECORDS
 - ITEM 10.E.: EASEMENT TO BANDERA ELECTRIC COOPERATIVE, INC. DATED MARCH 5, 1990; VOLUME 338 PAGE 195, OFFICIAL PUBLIC RECORDS
 - ITEM 10.F.: EASEMENT TO BANDERA ELECTRIC COOPERATIVE, INC. DATED DECEMBER 23, 1987; VOLUME 304 PAGE 310, OFFICIAL PUBLIC RECORDS
 - ITEM 10.G.: EASEMENT TO HILL COUNTRY TELEPHONE COOPERATIVE, INC. DATED JANUARY 21, 2003; VOLUME 324 PAGE 56, OFFICIAL PUBLIC RECORDS; "BLANKET" EASEMENT
 - ITEM 10.H.: EASEMENT TO HILL COUNTRY TELEPHONE COOPERATIVE, INC. DATED JANUARY 21, 2003; VOLUME 615 PAGE 674, OFFICIAL PUBLIC RECORDS; "BLANKET" EASEMENT

I hereby certify that this plat is an accurate representation of the property shown and described hereon as determined by a survey made on the ground under my direction and supervision, that all property corners are marked as shown, that this plat correctly shows the location of easements, building set-backs, and other matters of record contained in the Title Commitment referenced below, and that there are no visible easements, encroachments, or other matters of record shown on the plat as shown hereon. (Bearing basis = True north based on GPS observations)

Title Company: Kerville Title Company
Commitment: Gf No. 10284 Issued July 26, 2016
Date Surveyed: August 12, 2016

Dated this 15th day of August, 2016

Don W. Voelkel
Don W. Voelkel
Registered Professional Land Surveyor No. 3990



SCALE: 1" = 100'

- FENCEPOST
- FOUND IRON STAKE
- FOUND IRON CORNER
- FENCE LINE
- OVERHEAD UTILITY LINES
- POLE CUT & ANCHOR
- RECORD CALLS SHOWN IN PARENTHESES
- ADDRESS: MEDINA, TX 78055-3549

REF.: 30 FT. WIDE NON-EXCLUSIVE ROAD EASEMENT
VOLUME 246 PAGE 610, DEED RECORDS (PROVIDES
ACCESS FROM ROCKY CREEK ROAD)

SEE DETAIL OF ROAD EASEMENT TO 22.06 ACRES ABOVE

SURVEY PLAT FOR 22.06 ACRES OF LAND, MORE OR LESS,
OUT OF FELIX B. WEBB SURVEY NO. 166, ABSTRACT NO.
387, IN BANDERA COUNTY, TEXAS; THE SAME LAND
CONVEYED AS TRACT 1 TO ROY L. FRANCIS, ET UX, FROM
JAMAL F. NEHME, ET AL, BY A WARRANTY DEED WITH
VENDOR'S LIEN EXECUTED THE 9TH DAY OF DECEMBER,
2005 AND RECORDED IN VOLUME 721 AT PAGE 597 OF THE
OFFICIAL PUBLIC RECORDS BANDERA COUNTY, TEXAS
AUGUST 2016