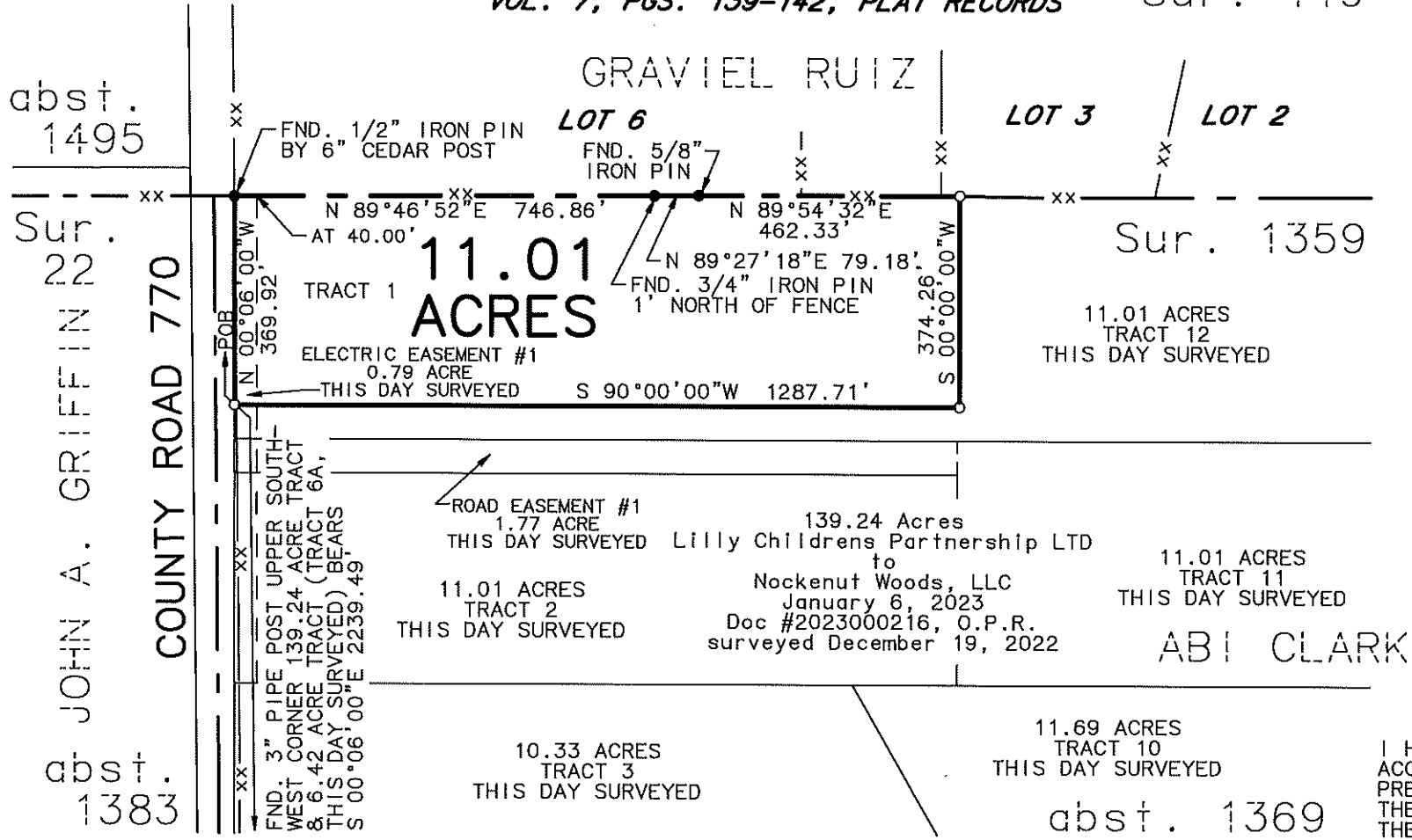


MEDINA COUNTY, TEXAS

GREAT OAKS SUBDIVISION PHASE III
VOL. 7, PGS. 139-142, PLAT RECORDS

Sur. 119



LEGEND:

- xx FENCE LINE
- o SET 5/8" IRON PIN
- ORIGINAL SURVEY LINE
- POB POINT OF BEGINNING
- O.P.R. OFFICIAL PUBLIC RECORDS
MEDINA 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.

I HEREBY CERTIFY THAT THE FOREGOING PLAT AND
ACCOMPANYING FIELD NOTE DESCRIPTION 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 23RD DAY OF MARCH 2023.

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



PREPARED FOR: NOCKENUT WOODS LLC

SURVEYED ON THE GROUND: JANUARY 20 & 25, 2023

A plat of an 11.01 Acre Tract of land
(Tract 1) situated about 25.2 miles
S 51° E of Hondo in Medina County, Texas.

STATE OF TEXAS
COUNTY OF MEDINA

PREPARED FOR: Nockenut Woods LLC

FIELD NOTES TO DESCRIBE

An 11.01 Acre Tract of land (Tract 1) being situated about 25.2 miles S 51° E of Hondo in Medina County, Texas, being out of Survey No. 1359, Abstract No. 1369, Abi Clark, original grantee, and being out of a 139.24 Acre Tract (surveyed December 19, 2022) as described from Lilly Childrens Partnership LTD to Nockenut Woods, LLC in deed dated January 6, 2023 and recorded in Document #2023000216 of the Official Public Records of Medina County, Texas, and being more particularly described as follows:

BEGINNING: At a 5/8" iron pin set in the East line of County Road 770 and the West line of said 139.24 Acre Tract and Electric Easement #1 (0.79 Acre, this day surveyed) for the lower Northwest corner of an 11.01 Acre Tract (Tract 12, this day surveyed) and the Southwest corner of this tract from which a 3" pipe post found for the upper Southwest corner of said 139.24 Acre Tract and a 6.42 Acre Tract (Tract 6A, this day surveyed) bears S 00° 06' 00" E 2239.49 feet;

THENCE: N 00° 06' 00" W 369.92 feet with the East line of said road and the West line of said 139.24 Acre Tract and said Electric Easement #1 to a 1/2" iron pin found by 6" cedar post for the Southwest corner of Lot 6 of Great Oaks Subdivision Phase III (Volume 7, Pages 139-142, Plat Records) and the Northwest corner of said 139.24 Acre Tract, said Electric Easement #1, and of this tract;

THENCE: Along a fence with the South line of Survey No. 119 and Lots 6 and 3 of Great Oaks Subdivision Phase III and the North line of Survey No. 1359, said 139.24 Acre Tract, and of this tract as follows:

N 89° 46' 52" E 746.86 feet, at 40.00 feet pass the Northeast corner of said Electric Easement #1, continuing to a 3/4" iron pin found 1 foot North of the fence for an angle point;

N 89° 27' 18" E 79.18 feet to a 5/8" iron pin found for an angle point;

N 89° 54' 32" E 462.33 feet to a 5/8" iron pin set for the upper Northwest corner of said 11.01 Acre Tract (Tract 12) and the Northeast corner of this tract;

THENCE: S 00° 00' 00" W 374.26 feet into said 139.24 Acre Tract to a 5/8" iron pin set for an interior corner of said 11.01 Acre Tract (Tract 12) and the Southeast corner of this tract;

THENCE: S 90° 00' 00" W 1287.71 feet 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 23rd day of March 2023.

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

