

MEDINA COUNTY, TEXAS

Sur. 22

ELECTRIC EASEMENT #1
0.79 ACRE
THIS DAY SURVEYED

COUNTY ROAD 770

JOHN A. GRIFFIN

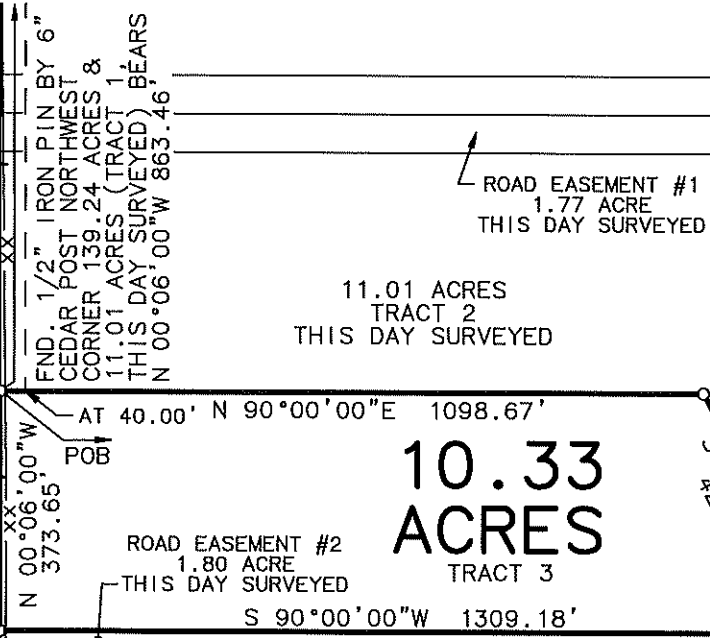
West 1 Acre
Sims D. Nolin &
J. F. Griffin
to
J. Travis Lilly
November 29, 1950
Vol. 151, Pg. 149, D.R.

abst. 1383

abst. 1369

PREPARED FOR: NOCKENUT WOODS LLC
SURVEYED ON THE GROUND: JANUARY 20 & 25, 2023

A plat of a 10.33 Acre Tract of land
(Tract 3) situated about 25.2 miles
S 51° E of Hondo in Medina County, Texas.



11.01 ACRES
TRACT 12
THIS DAY SURVEYED

Sur. 1359

11.01 ACRES
TRACT 11
THIS DAY SURVEYED

139.24 Acres
Lilly Childrens Partnership LTD
to
Nockenut Woods, LLC
January 6, 2023
Doc #2023000216, O.P.R.
surveyed December 19, 2022

11.69 ACRES
TRACT 10
THIS DAY SURVEYED

ABI CLARK

10.71 ACRES
TRACT 9
THIS DAY SURVEYED

11.01 ACRES
TRACT 8
THIS DAY SURVEYED

10.24 ACRES
TRACT 5
THIS DAY SURVEYED

11.08 ACRES
TRACT 4
THIS DAY SURVEYED

1.00 ACRE
SAVE & EXCEPT
THIS DAY SURVEYED

DEED

DEED

2 Acres
I. W. G. Startz
to
D. S. Griffin
May 26, 1928
Vol. 88, Pg. 477, D.R.

LEGEND:

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

SCALE 1" = 300'

BEARINGS SHOWN HEREON
ARE FROM GPS OBSERVATIONS
TEXAS COORDINATE SYSTEM
NAD83 (83) 1" = 300'

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



STATE OF TEXAS
COUNTY OF MEDINA

PREPARED FOR: Nockenut Woods LLC

FIELD NOTES TO DESCRIBE

A 10.33 Acre Tract of land (Tract 3) 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 for the Southwest corner of an 11.01 Acre Tract (Tract 2, this day surveyed) and Electric Easement #1 (0.79 Acre, this day surveyed) and the Northwest corner of this tract from which a 1/2" iron pin found by 6" cedar post for the Northwest corner of said 139.24 Acre Tract, said Electric Easement #1, and an 11.01 Acre Tract (Tract 1, this day surveyed) bears N 00° 06' 00" W 863.46 feet;

THENCE: N 90° 00' 00" E 1098.67 feet into said 139.24 Acre Tract with the South line of said 11.01 Acre Tract (Tract 2), at 40.00 feet pass the Southeast corner of said Electric Easement #1, continuing to a 5/8" iron pin set for the upper Northwest corner of an 11.69 Acre Tract (Tract 10, this day surveyed) and the Northeast corner of this tract;

THENCE: S 29° 28' 22" E 429.19 feet to a 5/8" iron pin set for an interior corner of said 11.69 Acre Tract (Tract 10), the Northeast corner of Road Easement #2 (1.80 Acre, this day surveyed), and the Southeast corner of this tract;

THENCE: S 90° 00' 00" W 1309.18 feet to a 5/8" iron pin set for the lower Northwest corner of said 11.69 Acre Tract (Tract 10), the Northwest corner of said Road Easement #2, and the Southwest corner of this tract;

THENCE: N 00° 06' 00" W 373.65 feet with the East line of said road and the West line of said 139.24 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 23rd day of March 2023.


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

