

FIELD NOTES TO DESCRIBE

A 26.93 Acre Tract of land being out of Lot 4 of Rancho Real Unit Two according to the plat thereof recorded in Volume 1, Pages 62-62A of the Plat Records of Real County, Texas, and being approximately 11.41 Acres out of Survey No. 12, Abstract No. 493, H. Janes, original grantee, and approximately 15.52 Acres out of Survey No. 97, Abstract No. 170, C. T. Ry. Co., original grantee, and being all of a 26.93 Acre Tract conveyed from Marlen Cantu & Patrick A. Washburn to Reynaldo Sanchez, III, et ux by deed dated October 31, 2016 and recorded in Volume 99, Page 687 of the Official Records of Real County, Texas, and being more particularly described as follows:

BEGINNING: At a railroad spike found in the centerline of a 60-foot Road Easement (Volume 1, Pages 62-62A, Plat Records) and the East line of Lot 3 for the Southwest corner of Lot 37 of Rancho Real Unit Three (Volume 1, Page 80, Plat Records) and the Northwest corner of Lot 4 and of this tract;

THENCE: S 46° 03' 56" E 1648.62 feet to a 3/4" iron pin found for the Southeast corner of Lot 37, the Southwest corner of Lot 29, the Northwest corner of Lot 28, and the Southeast corner of Lot 4 and of this tract;

THENCE: With the West line of Lots 28, 27, 26, 25, and 24 and the East line of Lot 4 and of this tract as follows:

S 04° 46' 56" W 322.36 feet to a 1/2" iron pin found for an angle point;

S 39° 57' 07" W 195.25 feet to a 3/4" iron pin found for an angle point;

S 45° 36' 16" W 102.50 feet to a 3/4" iron pin found for an angle point;

S 45° 07' 59" W 86.71 feet to a 3/4" iron pin found by 2" pipe post for the Southwest corner of Lot 24, the Northwest corner of Lot 23, an exterior corner of Lot 22, and the Southeast corner of Lot 4 and of this tract;

THENCE: N 58° 29' 16" W 1253.31 feet along a fence with the North line of Lots 22 and 25 and the South line of Lot 4 to a 5/8" iron pin found for the South corner of a 3.17 Acre Tract (Volume 77, Page 204, Real Property Records) and the Southwest corner of this tract;

THENCE: Crossing Lot 4 with the East line of said 3.17 Acre Tract and the West line of this tract as follows:

N 30° 00' 29" E 253.32 feet to a 5/8" iron pin found for an angle point;

N 19° 20' 57" E 104.47 feet to a 5/8" iron pin found for an angle point;

N 06° 04' 45" E 231.92 feet to a 5/8" iron pin found for an angle point;

26.93 Acres – Rey and Laura Sanchez to Ken Knight

N 50° 59' 27" W 192.13 feet, at 125.45 feet pass a 5/8" iron pin, continuing to a railroad spike set for the Northwest corner of said 3.17 Acre Tract and an exterior corner of this tract;

THENCE: Along the centerline of said road easement with the East line of Lot 3 and the West line of Lot 4 and of this tract as follows:


N 03° 29' 17" W 62.70 feet to a railroad spike set for an angle point;

N 20° 35' 28" E 385.11 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 4th day of August 2021.


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

