

FIELD NOTE DESCRIPTION FOR A 10.37 ACRE TRACT OF LAND, KNOWN AS TRACT 28 OF THE ENCINO CROSSING SUBDIVISION, SITUATED IN MEDINA COUNTY, TEXAS:

BEING A 10.37 ACRE TRACT OF LAND, OUT OF A CERTAIN 398.93 ACRES OF LAND OUT OF THE NEPOMUCINO FLORES SURVEY No. 518-3/4, ABSTRACT No. 382, CONVEYED BY GENERAL WARRANTY DEED TO DENDRO HOLDINGS, LLC, RECORDED IN DOCUMENT No. 202100566 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2" iron rod set, lying in the east right-of-way line of a 60' right-of-way easement, marking the northwest corner of a 10.48 acre tract, known as Tract 27 of the Encino Crossing Subdivision, at the point-of-curvature of a curve to the left, for the southwest corner of this tract;

THENCE, along said curve to the left, an arc length of 69.67 feet, said curve having a radius of 845.18 feet, a chord which bears North 06°46'17" East, a distance of 69.65 feet, to a 1/2" iron rod set, at the point-of-tangency of said curve, for an angle corner of this tract

THENCE, North 04°16'44" East, a distance of 237.82 feet, along the west line of this tract, common with the east right-of-way line of a 60' right-of-way easement, to a 1/2" iron rod set, at the point-of-curvature of a curve to the left, for an angle corner of this tract;

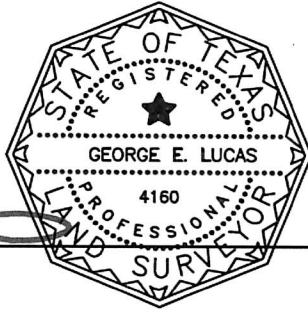
THENCE, along said curve to the left, an arc length of 42.06 feet, said curve having a radius of 1,550.00 feet, a chord which bears North 03°31'01" East, a distance of 42.06 feet, to a 1/2" iron rod set, marking the southwest corner of a 12.07 acre tract of land, known as Tract 29 of the Encino Crossing Subdivision, at the point-of-tangency of said curve, for the northwest corner of this tract;

THENCE, North 89°01'07" East, a distance of 1,061.18 feet, along the north line of this tract, common with the south line of said Tract 29 of the Encino Crossing Subdivision, to a 1/2" iron rod set, lying in the west line of a 119.10 acre tract of land conveyed by Partition Deed to Karl G. Granberg III, recorded in Document No. 2013008789 in the Official Public Records of Medina County, Texas, marking the southeast corner of said Tract 29 of the Encino Crossing Subdivision, for the northeast corner of this tract;

THENCE, South 00°15'23" East, a distance of 372.84 feet, along the east line of this tract, common with the west line of said 119.10 acre Karl G. Granberg III tract, to a 1/2" iron rod set, marking an angle corner of said 119.10 acre Karl G. Granberg III tract, for an angle corner of this tract;

THENCE, South 00°12'37" East, a distance of 117.77 feet, along the east line of this tract, common with the west line of said 119.10 acre Karl G. Granberg III tract and the west line of a 118.70 acre tract of land conveyed by Community Interest Gift Special Warranty Deed to Eric P. and Brenda J. Granberg, recorded in Document No. 2014000165 of the Official Public Records of Medina County, Texas, to a 1/2" iron rod set, marking the northeast corner of said Tract 27 of the Encino Crossing Subdivision, for the southeast corner of this tract;

THENCE, North 83°30'47" West, along the south line of this tract, common with the north line of said Tract 27 of the Encino Crossing Subdivision, a distance of 1,098.70 feet, to the POINT OF BEGINNING, containing 10.37 acres of land, more or less.

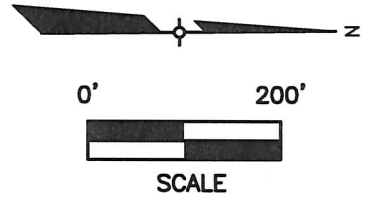


George E. Lucas
Registered Professional Land Surveyor No. 4160
Celco Surveying, Firm Registration No. 10193975
2205 Stonecrest Path
New Braunfels, Texas 78130
Date: February 09, 2022

LAND SURVEY

BOUNDARY CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	BEARING	CHORD LENGTH	TANGENT	DELTA
C1	845.18'	69.67'	N06°46'17"E	69.65'	34.86'	004°43'24"
C2	1,550.00'	42.06'	N03°31'01"E	42.06'	21.03'	001°33'17"

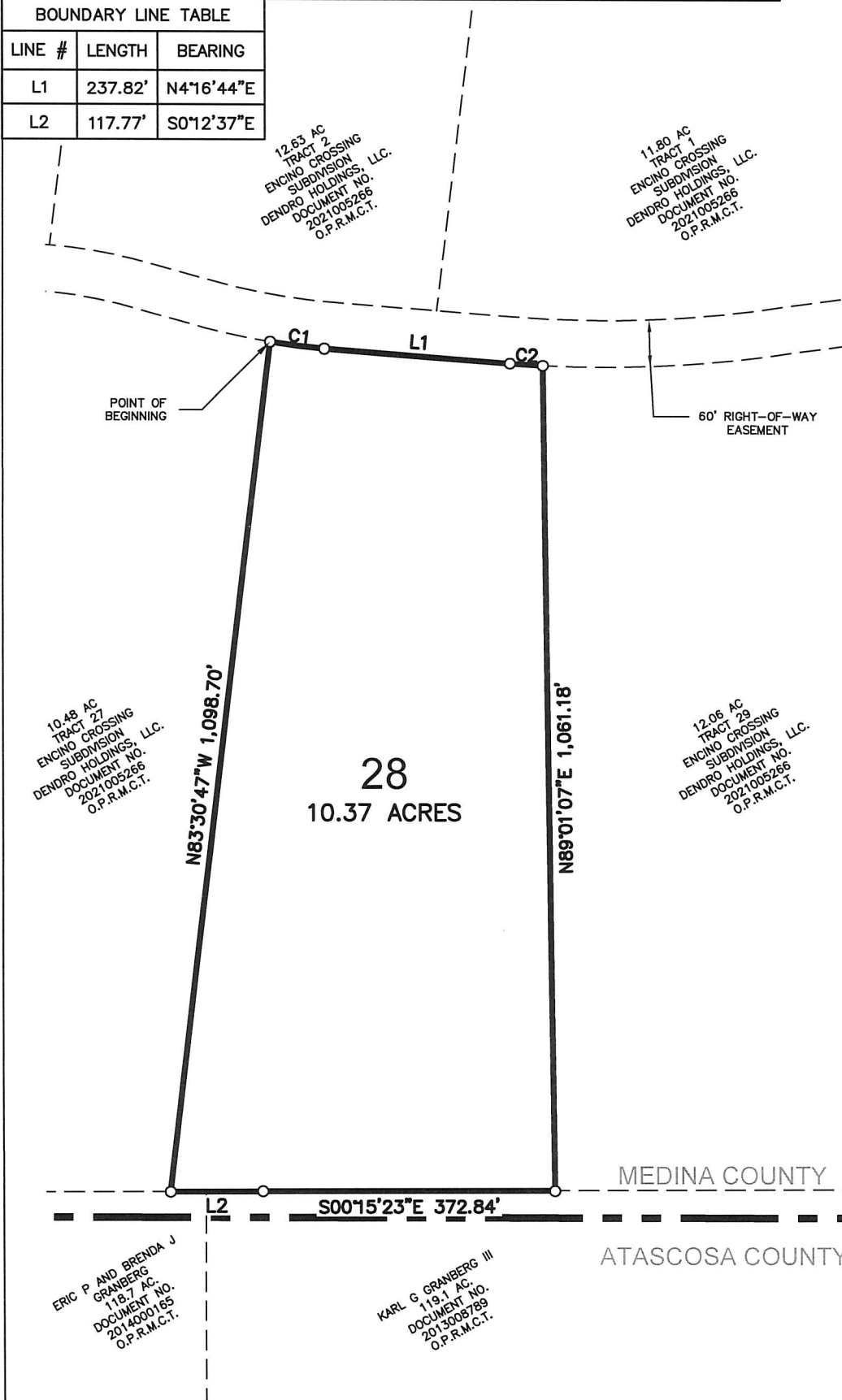


BOUNDARY LINE TABLE

LINE #	LENGTH	BEARING
L1	237.82'	N4°16'44"E
L2	117.77'	S0°12'37"E

LEGEND

- IRON ROD FOUND
- IRON ROD SET
- BOUNDARY LINE
- EXISTING R.O.W. LINE
- EXISTING LOT LINE
- EXISTING CENTER LINE OF DITCH
- EASEMENT
- ABSTRACT LINES
- EXISTING PAVEMENT
- EXISTING BARBED WIRE FENCE
- FIRE HYDRANT
- POWER POLE
- OVERHEAD ELECTRIC
- WATER VALVE
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



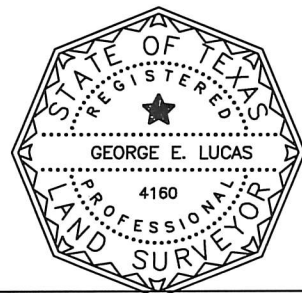
LEGAL DESCRIPTION

BEING A 10.37 ACRE TRACT OF LAND, KNOWN AS TRACT 28, OUT OF A CERTAIN 328.93 ACRES OF LAND OUT OF THE NEPOMUCINO FLORES SURVEY NO. 518-3/4, ABSTRACT NO. 382, CONVEYED BY GENERAL WARRANTY DEED TO DENDRO HOLDINGS, LLC., RECORDED IN DOCUMENT NO. 2021005266 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION IV, TSPS LAND TITLE SURVEY.

THIS SITE DOES NOT LIE WITHIN A 100 YEAR FLOODPLAIN. THIS SITE DOES LIE WITHIN A MINIMAL FLOOD HAZARD ZONE, ZONE X, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS.

COMMUNITY PANEL NUMBER: 48325C0700C
FLOOD MAP DATED: 04/03/2012



GEORGE E. LUCAS
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CELCO SURVEYING, FIRM REGISTRATION NO. 10193975
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OFFICE (512) 635-4857

02/09/22
DATE