

Sinclair Land Surveying, Inc.

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TBPELS Firm No. 10089000

TRACT 9

11.13 ACRES

MEDINA COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 11.13 ACRES OF LAND OUT OF THE THOMAS JACOBS SURVEY 173, ABSTRACT 564, MEDINA COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 384.23 ACRE TRACT DESCRIBED IN A DEED TO MEDINA RANCH VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 2025002092 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, THE SAID 384.23 ACRES BEING OUT OF THAT CERTAIN TRACT DESCRIBED AS 432.9 ACRES (SAVE AND EXCEPT A 0.998 ACRE AND A 0.430 ACRE TRACT, ALONG WITH A 1.0 ACRE LIFE ESTATE RESERVATION TRACT) IN A DEED TO PAMELA KAY BALZEN BUSTER, TRUSTEE, RECORDED IN DOCUMENT NUMBER 2019009259 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, THE SAID 11.13 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: Bearings and coordinates cited herein are based on the Texas Coordinate System of 1983 (NAD83), South Central Zone. All steel pins set cited herein are ½ inch diameter with orange plastic cap marked "SLS 10089000.". A map or plat was prepared to accompany this description.

COMMENCING at a ½ inch diameter steel pin found (N-13713035.99, E-1973987.70) on the east line of County Road 265 at an interior corner of the said 432.9 acre and 384.23 acre tracts, the same being the southwest corner of that certain 90.237 acre tract described in a deed to Mark and Laura Robertson Revocable Trust recorded in Document Number 2017008052 of the Official Public Records of Medina County, Texas, from which a steel pin found with cap marked ROTHE & ASSOCIATES RPLS 6286 at the northeast corner of the said 432.9 acre and 384.23 acre tracts bears N 0°01'38" E, 2215.87 feet;

THENCE, S 0°15'07" E, 883.74 feet along the east line of County Road 265 to a steel pin set for the **PLACE OF BEGINNING** of the herein described tract (N-13712152.26, E-1973991.58);

THENCE traversing the interior of the said 384.23 acre and 432.9 acre tracts, the following three (3) courses and distances:

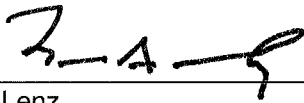
- 1) S 89°29'26" E, 858.73 feet to a steel pin set;
- 2) S 0°30'34" W, 567.28 feet to a steel pin set;

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11.13 Ac.
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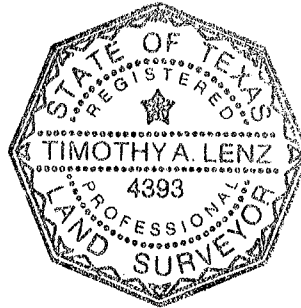
- 3) N 89°29'26" W, 851.19 feet to a steel pin set on the east line of County Road 265, from which a steel pin found with cap marked ROTHE & ASSOCIATES RPLS 6286 on the east line of County Road 265 at an interior corner of the said 432.9 acre and 384.23 acre tracts bears S 0°15'07" E, 1314.16 feet;

THENCE, N 0°15'07" W, a distance of 567.33 feet along the east line of County Road 265 to the **POINT OF BEGINNING**, containing 11.13 acres of land, more or less.

April 7, 2025



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