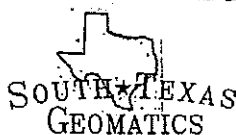


Stacy L. Little
R.P.L.S. No. 6163
southtexasgeo@gmail.com



P.O. Box 144
Callham | Texas 78007
(381) 449 - 0327

Land Surveying & Mapping
Texas Firm No. 10186600

(Definitions, Abbreviations & Record Calls Shown in Parenthesis)

The State of Texas §
County of Edwards §

Riverview Enterprises, LLC
4,627.22 Acres

DESCRIPTION OF 4,627.22 ACRES, more or less, being comprised of a portion of a called 4,653.95 acres (acreage listed should add up to 4,654.55 acres) described in a General Warranty Deed from Armer F. Earwood and Barbara T. Earwood to Melinda Earwood Crain, dated June 20th, 2007, recorded in Volume 256, Page 781 et sequentia (et seq.) of the Official Public Records of Edwards County, Texas, said 4,653.95 acres also being described in the Last Will and Testament of Barbara T. Earwood, dated December 21st, 2007, recorded in Volume 378, Page 73 et seq. of the Official Public Records of Edwards County, Texas, said 4,653.95 acres being comprised of a called 4,385.95 acres described in a Correction Distribution Deed to Elsie Belk, dated July, 2016, recorded in Volume 350, Page 749 et seq. of the Official Public Records of Edwards County, Texas, said 4,385.95 acres also being described in a Deed of Exchange to Melinda Earwood Crain, dated November 13th, 2019, recorded in Volume 387, Page 712 et seq. of the Official Public Records of Edwards County, Texas, said 4,385.95 acres being that same tract called 4,385 acres described in a Deed from First National Loan Company to Fred T. Earwood, dated April 4th, 1941, recorded in Volume 34, Page 12 et seq. of the Deed Records of Edwards County, Texas, said 4,627.22 acres being the approximate portions of the original patent surveys in Edwards County, Texas, as follows:

- ❖ 646.48 Acres of the G. C. & S. F. R.R. Co. "F. Cochran" Survey No. 2, Block A-10, Abstract No. 3419
- ❖ 639.89 Acres of the G. C. & S. F. R.R. Co. Survey No. 3, Block No. A-10, Abstract No. 1018
- ❖ 630.18 Acres of the G. C. & S. F. R.R. Co. "F. Cochran" Survey No. 4, Block A-10, Abstract No. 3420
- ❖ 641.26 Acres of the G. C. & S. F. R.R. Co. Survey No. 5, Block A-10, Abstract No. 1019
- ❖ 316.43 Acres of the G. C. & S. F. R.R. Co. "C. Belcher" Survey No. 6, Block A-10, Abstract No. 3418
- ❖ 63.48 Acres of the G. C. & S. F. R.R. Co. Survey No. 15, Block A-10, Abstract No. 1024
- ❖ 143.77 Acres of the G. C. & S. F. R.R. Co. Survey No. 22, Block A-10, Abstract No. 3411
- ❖ 268.20 Acres of the N. Porter "J. Robertson" Survey No. 23, Block A-10, Abstract No. 3346
- ❖ 644.17 Acres of the G. W. T. & P. R.R. Co. Survey No. 17, Block 2, Abstract No. 1145
- ❖ 633.36 Acres of the G. W. T. & P. R.R. Co. "E. T. Rucker" Survey No. 30, Block 2, Abstract No. 3091

said 4,627.22 acres having a bearing basis derived from GPS observations in the Texas State Plane Coordinate System, NAD 1983 South Central Zone, made on January 28th, 2020, with all other bearings relative thereto;

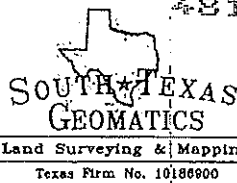
BEGINNING at a 3 inch diameter pipe corner fence post found at or near the common corner of the G. W. T. & P. R.R. Co. Survey Nos. 29, 30, 31 & 32, Abstract Nos. 1151, 3091, 1152 & 2821 respectively, said corner fence post appears to be in the location of older occupied fence corners, being the apparent and occupied northeast corner of said 4,653.95 acres, for the northeast corner and **POINT OF BEGINNING** of this tract;

THENCE South 19° 07' 00" East, (South 20° East), generally and partially along a fence, along or near the common boundary line of Survey Nos. 29 & 30, and Survey Nos. 16 & 17, with an apparent northeast boundary of said 4,653.95 acres, a distance of 10,515.57 feet to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set at or near the southwest corner of Survey No. 16, being at or near the southeast corner of Survey No. 17, being just northwest of the northwest boundary of Tract No. 23 of the Sycamore Creek Ranch Subdivision, Fourmile Pasture, as per plat recorded in Volume 2, Page 60B of the Plat Records of Edwards County, Texas, for the apparent upper southeast corner of said 4,653.95 acres, for the upper southeast corner of this tract;

THENCE South 70° 28' 40" West, (South 70° West), along or near the common boundary of Survey Nos. 17 & 18, with an apparent southeast boundary of said 4,653.95 acres, a distance of 4,762.51 feet to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set at or near the northeast corner of the G. W. T. & P. R.R. Co. "J. G. Blackman" Survey No. 18, Block 2, Abstract No. 3024, being on or near the southeast boundary of Survey No. 17, being at or near the lower northeast corner of Survey No. 2, being the northwest corner of Tract No. 24 in the Sycamore Creek Ranch Subdivision Phase Two, Saragosa Pasture and Camp Pasture, as per plat recorded in Volume 2, Page 64B of the Plat Records of Edwards County, Texas, for an apparent interior angle corner of said 4,653.95 acres, for an apparent interior angle corner of this tract; from **WHENCE** a rock mound found on the east side of a drain/wash, being the possible rock mound as described in the description of Survey Nos. 17 & 23, bears South 70° 28' 40" West, (South 70° West), a distance of 721.91 feet;

THENCE South 19° 20' 25" East, (South 20° East), generally and partially along a fence, along or near the common boundary of Survey Nos. 2 & 18, with an apparent northeast boundary of said 4,653.95 acres, with a southwest boundary of Tract No. 31, a distance of 1,055.67 feet to a ½ inch diameter iron rod with plastic cap stamped "RPLS 5079" found at or near the southeast corner of Survey No. 2, being on or near the southwest boundary of Survey No. 18, being at or near the northeast corner of the G. C. & S. F. R.R. Co. Survey No. 1, Block A-10, Abstract No. 1017, being an exterior angle corner on the southwest boundary of Tract No. 31, being the northeast corner of Tract No. 20-B of said Sycamore Creek Ranch Subdivision, being an apparent lower southeast corner of said 4,653.95 acres, for a lower southeast corner of this tract; from **WHENCE** a rock mound (with cotton spindle) found, being the possible rock mound as described in the description of Survey No. 18 & Survey No. 1, bears South 19° 20' 25" East, a distance of 4,773.26 feet;

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THENCE South 70° 44' 23" West, (South 70° West), running laterally and just northwest of the northwest boundary of Tract Nos. 20-B, 20-A, 21-A & 21-B of said Sycamore Creek Subdivision, along or near the common boundary of Survey Nos. 1 & 2, with an apparent southeast boundary of said 4,653.95 acres, a distance of 5,775.11 feet to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set at or near the lower southwest corner of Survey No. 2, being on or near the northeast boundary of Survey No. 6, being an apparent interior angle of said 4,653.95 acres, for an interior angle corner of this tract;

THENCE South 19° 15' 37" East, (South 20° East), along or near the common boundary between Survey Nos. 1 & 6, running laterally and just southwest of the southwest boundary of Lot No. 21-B, with an apparent northeast boundary of said 4,653.95 acres, a distance of 2,140.72 feet to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set on or near the northwest boundary of Tract No. 17 of Sycamore Creek Subdivision Phase Two, Double Tank Pasture, as per plat recorded in Volume 2, Page 65A of the Plat Records of Edwards County, Texas, being on or near the common boundary of Survey Nos. 1 & 6, being on the apparent lower northeast boundary of said 4,653.95 acres, for the lower southeast corner of this tract; from **WHENCE** the northeast corner of Tract No. 17 (nail called for not found), bears North 70° 01' 41" East, approximately 11.21 feet;

THENCE South 70° 01' 41" West, crossing and passing through said 4,653.95 acres, with the apparent northwest boundary of Tract No. 17, and generally along a fence, a distance of 961.17 feet to a ½ inch diameter iron rod with cap stamped "RPLS 5079" found for the apparent northwest corner of Tract No. 17, being the apparent northeast corner of Tract No. 16, for a slight exterior angle corner of this tract;

THENCE South 70° 01' 47" West, crossing and passing through said 4,653.95 acres, with the apparent northwest boundary of Tract No. 16, and generally along a fence, a distance of 611.10 feet to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set at the intersection of the northwest boundary of Tract No. 16 with a southeast boundary of said 4,653.95 acres, being on or near the common boundary between the north ½ and south ½ of Survey No. 6, for a slight exterior angle corner of this tract;

THENCE South 70° 44' 23" West, (South 70° West), along or near the common boundary of the north ½ and south ½ of Survey No. 6, with the apparent southeast boundary of said 4,653.95 acres, a distance of 3,708.88 feet to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set on or near the northeast boundary of the G. C. & S. F. R.R. Co. "Frank W. Cochran & C. C. Belcher" Survey No. 14, Block A-10, Abstract No. 3421, being at or near the southwest corner of the north ½ of Survey No. 6, being at or near the northwest corner of the south ½ of Survey No. 6, being an apparent lower southwest corner of said 4,653.95 acres, for the lower southwest corner of this tract;

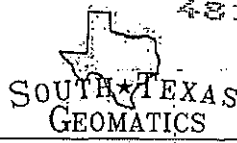
THENCE North 19° 15' 05" West, (North 20° West), along or near the common boundary of Survey Nos. 6 & 14, with an apparent southwest boundary of said 4,653.95 acres, a distance of 2,613.02 feet to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set on or near the southeast boundary of Survey No. 5, being at or near the northeast corner of Survey No. 14, being at or near the northwest corner of Survey No. 6, being an apparent interior angle corner of said 4,653.95 acres, for an interior angle corner of this tract;

THENCE South 70° 44' 23" West, (South 70° West), along or near a common boundary between Survey No. 14 & 5, with an apparent southeast boundary of said 4,653.95 acres, at 455.56 feet pass at or near the southwest corner of Survey No. 5, being at or near the southeast corner of Survey No. 15, and continuing along same course for a total distance of 955.18 feet to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set on the apparent northeast boundary of Tract 35 of Indian Gap Ranch Subdivision, as per plat recorded in Volume 3, Page 58 of the Plat Records of Edwards County, Texas, being on or near the common boundary between Survey Nos. 14 & 15, being on an apparent southwest boundary of said 4,653.95 acres, for an upper southwest corner of this tract; from **WHENCE** a 5/8 inch diameter iron rod with plastic cap stamped "Koch & Koch" found for a corner of said Tract No. 35, bears South 19° 57' 42" East, a distance of 118.56 feet;

THENCE with the apparent northeast boundary of Tract Nos. 35, 34, 33-B & 32 of said Indian Gap Ranch Subdivision, crossing and passing through Survey Nos. 15 & 4, crossing and passing through said 4,653.95 acres, and generally along a fence, the following four (4) calls:

1. North 19° 57' 42" West, a distance of 4,396.83 feet to a ½ inch diameter iron rod found for the north corner of Tract No. 35, being an easterly angle corner of Tract No. 34, for a slight interior angle corner of this tract;
2. North 19° 58' 40" West, a distance of 1,204.17 feet to a ½ inch diameter iron rod found for the north corner of Tract No. 34, being an east corner of Tract No. 33-B, for a slight exterior angle corner of this tract;
3. North 19° 57' 46" West, a distance of 699.12 feet to a 3 inch diameter pipe corner fence post found for a slight exterior angle corner of Tract No. 33-B, for a slight interior angle corner of this tract;
4. North 20° 11' 01" West, at 2,612.13 feet pass a ½ inch diameter iron rod found at a gate for the northeast corner of Tract 33-B, being the southeast corner of Tract 32, being an apparent terminus point for the centerline of Kinickinack Road as per plat of said Indian Gap Ranch Subdivision, and continuing along same course with the northeast boundary of Tract No. 32, for a total distance of 4,279.34 feet to a ½ inch diameter iron rod with plastic cap stamped "LITTLE 6163" set on the apparent northeast boundary of Tract No. 32, being on or near the northwest boundary of Survey No. 4, being on or near the southeast boundary of the west part of Survey No. 22, being on an apparent northwest boundary of said 4,653.95 acres, for a lower northwest corner of this tract;

Stacy L. Little
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THENCE North 70° 32' 30" East, (North 70° East), along or near the common boundary between the southeast boundary of the west part of Survey No. 22 and the northwest boundary of Survey No. 4, with an apparent northwest boundary of said 4,653.95 acres, a distance of 31.89 feet to a 1/2 inch diameter iron rod with plastic cap stamped "LITTLE 6163" set on or near the northwest boundary of Survey No. 4, being at or near the upper southeast corner of the west part of Survey No. 22, being at or near the southwest corner of the east part of Survey No. 22, being an apparent interior angle corner of said 4,653.95 acres, for an interior angle corner of this tract;

THENCE North 19° 27' 30" West, (North 20° West), along or near the common boundary between the west part and east part of Survey No. 22, with an apparent southwest boundary of said 4,653.95 acres, at approximately 454.09 feet pass a fence, and continuing along same course for a total distance of 589.94 feet to a 1/2 inch diameter iron rod with plastic cap stamped "LITTLE 6163" set on the southeast boundary of Tract 29 of Fossil Creek Ranch Subdivision, as per plat recorded in Volume 3, Page 37 of the Plat Records of Edwards County, Texas, being on or near the common boundary between the west part and east part of Survey No. 22, being on an apparent southwest boundary of said 4,653.95 acres, for an upper northwest corner of this tract; from WHENCE a 5/8 inch diameter iron rod with plastic cap (cap illegible) found for the apparent interior angle corner of Tract No. 29 of said Fossil Creek Ranch Subdivision, bears South 70° 57' 36" West, a distance of 39.66 feet;

THENCE North 70° 57' 36" East, with the apparent southeast boundary of Tract Nos. 29 & 42 of said Fossil Creek Ranch Subdivision, crossing and passing through said 4,653.95 acres, a distance of 2,560.57 feet to a 3 inch diameter pipe corner fence post found for the apparent southeast corner of Tract No. 42, being the apparent southwest corner of a called 982.10 acres described in a Warranty Deed from Hilary B. Doran Jr. to Richard Allen Harp and wife, Janice Sue Harp, dated April 28th, 2005, recorded in Volume 233, Page 260 et seq. of the Official Public Records of Edwards County, Texas, for an interior angle corner of this tract;

THENCE North 19° 09' 13" West, along or near the northeast boundary of Tract No. 42, along or near the southwest boundary of said 982.10 acres, crossing and passing through said 4,653.95 acres, a distance of 17.56 feet to a point on or near the northeast boundary of Tract No. 42, being on or near the southwest boundary of said 982.10 acres, being on or near the south boundary of the G. C. & S. F. R.R. Co. "J. Robertson" Survey No. 2, Block OIA, Abstract No. 2964, being on or near the northwest boundary of the east part of Survey No. 22, being on the apparent northwest boundary of said 4,653.95 acres, for an upper northwest corner of this tract;

THENCE North 70° 53' 00" East, (North 70° East), crossing and passing through an apparent portion of said 982.10 acres, along or near the southeast boundary of Survey No. 2, Block OIA, along or near the northwest boundary of the east part of Survey No. 22, with the apparent northwest boundary of said 4,653.95 acres, running laterally and just northwest of a fence, at 3,483.75 feet pass a point of intersection of the apparent southeast boundary of said 982.10 acres with the apparent northwest boundary of said 4,653.95 acres; and continuing along same course along or near the southeast boundary of the G. C. & S. F. R.R. Co. Survey No. 1, Block OIA, Abstract No. 1010, along or near the northwest boundary of the east part of Survey No. 22, running laterally and just southeast of the southeast boundary of said 982.10 acres, at 6,519.95 feet pass a 3 inch diameter pipe corner fence post found 15.30 feet left of this line, said pipe corner fence post being at or near the southeast corner of said 982.10 acres, and continuing along same course, along or near the southeast boundary of Survey No. 1, along or near the southeast boundary of Survey 31, along or near the northwest boundary of the east part of Survey No. 22, Survey No. 23 & Survey No. 30, running laterally and just southeast of a fence, for a total distance of 14,354.33 feet to the POINT OF BEGINNING; said described tract containing 4,627.22 acres, more or less.

I, Stacy L. Little, Registered Professional Land Surveyor, do hereby certify that this description was prepared from an actual survey made on the ground, under my supervision. This the 15th day of May, 2020. This description is to be attached and made a part of the accompanying plat.

Stacy L. Little R.P.L.S.
Texas Registration No. 6163

