

FIELD NOTES TO DESCRIBE

A survey of 20.266 acres of land situated about 20 miles N 23° E of Uvalde, in Uvalde County, Texas, being 7.348 acres out of Survey No. 194, Abstract No. 1674, L.W. Florea, original Grantee, being 12.918 acres out of Survey No. 195, Abstract No. 578, H. & G.N. RR. Co., original Grantee, being Tract 12 of Concan Ranch Subdivision (Unrecorded), being that same property described in a Deed to Nancy L. Harkins from Nancy L. Harkins, Executrix, dated February 12, 2014, as recorded in Instrument No. 2014000771 of the Official Public Records of Uvalde County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: At a point in the centerline of a 50-foot-wide Ingress-Egress Easement on the Southeast line of that certain 20.001 acres of land described as Tract 182 of said Concan Ranch Subdivision in a Deed to William Ryan, et ux from Rodolfo Castaneda, et al, dated December 23, 2020, as recorded in Instrument No. 2020008078 of the aforementioned Official Public Records, for the West corner of that certain 7.01 acres of land, more or less, described as Tract 11 of said Concan Ranch Subdivision in a Deed to Steve L. Montes, et ux from Doyle Grissom, dated March 14, 2018, as recorded in Instrument No. 2018000726 of the said Official Public Records, and the North corner of this survey;

THENCE: Along the Southwest line of said Tract 11, S 55-25-12 E at 25.00 feet pass a 5/8" iron pin set on the Southeast line of said 50-foot-wide Ingress-Egress Easement, continuing a total distance of 1161.12 feet to a 5/8" iron pin found in fence on the Northwest line of that certain 35.871 acres of land described as Tract 95 of said Concan Ranch Subdivision in a Deed to Rzeka Ranch, LLC from Russell Chaney, et ux, dated August 14, 2017, as recorded in Instrument No. 2017002549 of the said Official Public Records, for the Southeast corner of said Tract 11, and the East corner of this survey;

THENCE: Generally along fence and the Northwest line of said Tract 95, S 58-07-00 W 257.01 feet to a 2" diameter pipe post for an angle point, and S 19-46-25 W 168.19 feet to a point for the West corner of said Tract 95, the North corner of that certain 86.228 acres of land, more or less, described as Tract 96 of said Concan Ranch Subdivision in a Deed to Gary W. Emerson, Jr. from Russell Chaney, et ux, dated February 26, 2018, as recorded in Instrument No. 2018000520 of the said Official Public Records, and an angle point of this survey;

THENCE: Generally along fence and the West line of said Tract 96, S 22-27-10 W 286.52 feet to a 2" diameter pipe post for an angle point, and S 09-06-27 E 221.03 feet to a 5/8" iron pin found in fence for the East corner of that certain 15.03 acres of

land, more or less, described as Tract 13 of said Concan Ranch Subdivision in said Deed to Nancy L. Harkins, and the South corner of this survey;


THENCE: Along the Northeast line of said Tract 13, N 48-51-15 W at 1422.15 feet pass a ½” iron pin found on the Southeast line of said 50-foot-wide Ingress-Egress Easement, continuing a total distance of 1447.36 feet tot a point in the centerline of said 50-foot-wide Ingress-Egress Easement on the Southeast line of that certain 25.000 acres of land described as Tract 120 of said Concan Ranch Subdivision in said Deed to William Ryan, et ux for the North corner of said Tract 13, and the West corner of this survey;

THENCE: Along the centerline of said 50-foot-wide Ingress-Egress Easement, the Southeast line of said Tract 120, and the Southeast line of said Tract 182, the following courses:

- N 47-28-48 E 103.30 feet to an angle point;
- N 64-22-16 E 94.23 feet to an angle point;
- N 55-39-21 E 44.58 feet to an angle point;
- N 43-45-59 E 215.97 feet to an angle point;
- N 16-33-03 E 136.51 feet to an angle point; and
- N 57-50-30 E 114.96 feet to the POINT OF BEGINNING.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing field note description was prepared from an actual survey made under my supervision on the ground and that same is true and correct. Witness my hand and seal this the 12th day of November, 2021.


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