

KOCH & KOCH LAND SURVEYORS, INC.
P.O. BOX 246 707 FM 1796 D'HANIS, TEXAS 78850
Office: 830-363-7331 Fax: 830-363-7441
E-Mail: kochkoch@swtexas.net
(TBPELS Firm Registration/License No. 10005800)

469.228 ACRE TRACT

THE STATE OF TEXAS)
COUNTY OF BANDERA)

Field Notes of a perimeter/boundary survey of a 469.228 acre tract of
land, made for Patricia Louise Harvey.

Said 469.228 acre tract of land lying and being situated on Elm Creek
Road, four miles southwest of Medina, in Bandera County, Texas; about
12.9 miles N 83° W of the City of Bandera, the County Seat; and
containing acreages in the various original Surveys, as follows:

Sur. No.	Original Grantee	Abst. No.	Acres
2-1/2	James A. Gallant (E. T. Stovall)	2528	53.384
15.1	W. G. Todd	1249	16.073
15.2	G. Winne Todd	1250	10.457
53.3	Joseph S. Sheppard	625	29.662
S. 1/4 56	E. T. Stovall (G.C. & S.F. R.R. Co.)	2470	128.415
Mid. 3/8 56	H. H. Dial (G.C. & S.F. R.R. Co.)	1529	133.265
313	G.C. & S.F. R.R. Co.	1279	<u>97.972</u>
Total Acres			469.228

Said 469.228 acre tract being in most part the south portion of the
same lands (numerous tracts) referred to, described, and conveyed to
Patricia Louise Harvey, by Marilyn K. Watson, et vir., by Special
Warranty Deed dated July 25, 2016, and recorded in Vol. 1050, Pages
164-170, of the Official Public Records of said County. Said 469.228
acre tract being bounded on the southeast by the remainder of the
Kyle Wildlife Limited Partnership 6120.79 acre tract, designated as
Exhibit "A", as recorded in Vol. 746, Pages 644-662, of the Official
Public Records of said County; on the southwest and west by the
Christopher Blake Whitehead, et al. 925.6 acre tract, as recorded in
Vol. 547, Pages 787-792, of the Official Public Records of said
County (and other deeds); on the upper north by a private gravelled
road (approximate 30 ft. wide strip -- a remaining portion of said
Harvey Property); on the upper east, from north to south, by the
following: 1.) said Elm Creek Road and a remaining portion of said

Harvey Property, 2.) the David Emory Kelley 74.65 acre tract, designated as "Article III - C", as recorded in Vol. 1277, Pages 884-901, of the Official Public Records of said County, and 3.) the Jerry Lynn Kelley 79.05 acre tract, designated as "Article III - B", as recorded in Vol. 1277, Pages 884-901, of the Official Public Records of said County; on the lower north, from west to east, by the said Jerry Kelley 79.05 acre tract and the said David Kelley 74.65 acre tract; and on the easternmost east by a remaining portion of said Harvey Property. Said 469.228 acre tract being more fully described by metes and bounds, as follows:

BEGINNING at a 5/8" Steel Pin set at a 3-way cedar fence corner post, in the lower west line of Sur. No. 53.6, J. S. Aiken; at the S.E. corner of Sur. No. 53.4, William A. Sheppard, the E.N.E. corner of the Mid. 3/8 of said Sur. No. 56; for the S.E. corner of said David Kelley 74.65 acre tract, a northwest re-entrant corner of said Harvey Property, and the E.N.E. corner of this tract;

THENCE with the easternmost east side of this tract, S 03° 22' 33" E, with fence, entering and crossing said Harvey Property; and with the lower west side of said Sur. No. 53.6, the lower and easternmost east side of the Mid. 3/8 of said Sur. No. 56, 343.70 ft. to a 5/8" Steel Pin set in an old rock mound, found for corner, at the common corner of the following three surveys, viz: the S.S.W. corner of said Sur. No. 53.6, the West corner of the S. 1/4 of the S. 1/2 of Sur. No. 314, Marvin Renshaw, and the N.N.W. corner of said Sur. No. 313; and S 01° 56' 56" W, leaving said survey corner; and with fence (until noted), diverging westerly from the upper west line of said Sur. No. 313; at 374.44 ft. cross the south line of the Mid. 3/8 of said Sur. No. 56, the north line of the S. 1/4 of said Sur. No. 56, at a point 12.74 ft. WEST (with said survey line) of the S.E. corner of the Mid. 3/8 of said Sur. No. 56, the N.E. corner of the S. 1/4 of said Sur. No. 56; at 456.98 ft. pass a 2-way cedar fence corner post, and thence unfenced; at 1552.90 ft. cross the south line of the S. 1/4 of said Sur. No. 56, the lower north line of said Sur. No. 313, at a point 52.81 ft. WEST (with said survey line) of the S.E. corner of the S. 1/4 of said Sur. No. 56, the northwest re-entrant corner of said Sur. No. 313; total 1736.60 ft. to a 5/8" Steel Pin set in a small rock mound, 1.5 ft. northwest of an old low fence, 2.3 ft. northwest of a high fence; in a northwest side of the remainder of said Kyle 6120.79 acre tract, the southeast side of said Harvey Property (as fenced and occupied); for the E.S.E. corner of this tract;

THENCE with fence; with a northwest side of the remainder of

said Kyle 6120.79 acre tract, the southeast side of said Harvey Property (as fenced and occupied), and the southeast side of this tract, as follows:

S 47° 21' 22" W 82.41 ft. to a 1/2" Steel Pin found at a 2-way cedar fence corner post, for corner;

S 49° 09' 48" W 2139.84 ft. (record = S 49° 10' 07" W 2139.89 ft.) to a 1/2" Steel Pin found 1.2 ft. southwest of a 2-7/8" Steel Pipe 2-way high fence corner post, for corner;

S 14° 40' 04" W 274.68 ft. (record = S 14° 49' 33" W 274.50 ft.) to a 1/2" Steel Pin found at a 2-way cedar fence corner post, 1.0 ft. west of a high fence, for corner;

S 14° 26' 49" W, at 250.50 ft. cross the southwest line of said Sur. No. 313, the northeast line of said Sur. No. 15.1; total 279.80 ft. (record = S 14° 27' 18" W 279.66 ft.) to a "60-D" Nail found in the base of a dead 20" Cedar Tree 2-way fence corner, 0.8 ft. west of said high fence, for corner;

S 29° 37' 24" W 857.89 ft. (record = S 29° 40' 43" W 857.99 ft.) to a 1/2" Steel Pin found between two cedar posts, 1.1 ft. west of a 2-7/8" Steel Pipe 2-way high fence corner post, for corner; and

THENCE S 00° 42' 02" E 457.11 ft. (record = S 00° 42' 01" E 457.43 ft.) to a 1/2" Steel Pin found at a broken-off 3-way cedar fence corner post, 1.3 ft. northwest of a 2-7/8" Steel Pipe, and 0.8 ft. northeast of a 2-7/8" Steel Pipe, in a west side of the remainder of said Kyle 6120.79 acre tract, at the lower N.E. corner of said Whitehead 925.6 acre tract; for the South corner of said Harvey Property (as fenced and occupied), and the South corner of this tract;

THENCE leaving a west side of the remainder of said Kyle 6120.79 acre tract; and with the northeast and east sides of said Whitehead 925.6 acre tract, the lower southwest and lower west sides of said Harvey Property, and the southwest and west sides of this tract, as follows:

N 40° 36' 28" W, in part with and/or along fence (as noted); at 901.94 ft. cross the northwest line of said Sur. No. 15.1, the upper southeast line of said Sur. No. 15.2; at 932.24 ft. pass a point on line 2.31 ft. northeast of the center of a cedar post found on top of a hill, and thence along the northeast side of said existing fence; at 1443.53 ft. pass through said fence, and thence along the southwest side of said fence; at 1561.90 ft. cross the northwest line of said Sur. No. 15.2, at the South corner of said

Sur. No. 2-1/2, the East corner of Sur. No. 2, W. T. Bandy, and thence with the northeast line of said Sur. No. 2, the southwest line of said Sur. No. 2-1/2; at 2490.48 ft. pass a point on line 4.73 ft. southwest of a 24" Cedar Tree trunk 2-way fence corner; at 2515.05 ft. re-pass through said fence, and thence unfenced; at 3771.33 ft. pass an 18" Cedar Tree stump 2-way fence corner, and thence again with fence; total 4329.88 ft. (record = N 41° W 4191.67 ft.) to a 5/8" Steel Pin set at a 2-way cedar fence corner post, 0.4 ft. east of a 2-7/8" Steel Pipe 2-way fence corner post, at an east re-entrant corner of said Whitehead 925.6 acre tract, the lower west corner of said Harvey Property, and the westernmost West corner of this tract, for corner;

N 26° 16' 25" E, leaving said survey line; and unfenced, diverging easterly from said fence; at 101.50 ft. cross the north line of said Sur. No. 2-1/2, the south line of the S. 1/4 of said Sur. No. 56; at 910.67 ft. pass a point on line 15.21 ft. east/southeast of a 2-way cedar fence corner post found 3.0 ft. east of a 2-7/8" Steel Pipe 2-way fence corner post; and thence converging back to said fence; total 1231.27 ft. (record = N 24° 30' E 1316.67 ft.) to a 5/8" Steel Pin set at a 2-way cedar fence corner post, 1.5 ft. east of a 2-7/8" Steel Pipe 2-way high fence corner post, for corner;

N 12° 26' 38" E, now with fence; at 168.69 ft. cross the north line of the S. 1/4 of said Sur. No. 56, the south line of the Mid. 3/8 of said Sur. No. 56; total 2820.20 ft. (record = N 15° E 2452.78 ft.) to a 5/8" Steel Pin set at a cut-off 2-way cedar fence corner post, 2.0 ft. east of a 2-7/8" Steel Pipe 2-way fence corner post, for corner; and

THENCE N 17° 13' 27" W, at 271.54 ft. cross the middle north line of the Mid. 3/8 of said Sur. No. 56, the south line of said Sur. No. 53.3; passing under electric transmission lines bearing N 85° 39' 30" E into this described tract; total 910.90 ft. to a 5/8" Steel Pin set in line of old north-south fence, on the south side of said private gravelled road; for the W.N.W. corner of this tract;

THENCE leaving fence, the upper east side of said Whitehead 925.6 acre tract, and the west side of said Harvey Property; and along the south side of said private gravelled road; with the upper north side of this tract, unfenced, with 5/8" Steel Pins set at corners, as follows:

N 72° 40' 15" E 409.44 ft.;
N 78° 28' 12" E 297.37 ft.;
N 73° 28' 42" E 121.22 ft.;

N 53° 10' 59" E 240.28 ft.; and

THENCE N 31° 03' 00" E 83.40 ft. to a 5/8" Steel Pin set on the west side of said Elm Creek Road, south of its intersection with said private gravelled road; for the N.N.E. corner of this tract;

THENCE leaving said private gravelled road; and along the west side of said Elm Creek Road, with the northernmost east side of this tract, unfenced (until noted), as follows:

S 08° 33' 11" E 71.96 ft. to a 5/8" Steel Pin set for corner;

S 21° 39' 00" E 212.25 ft. to a 5/8" Steel Pin set at a 2-way cedar fence corner post, for corner; and

THENCE S 16° 05' 55" E, with fence, 13.61 ft. to a 5/8" Steel Pin set in the base of a Persimmon Tree, at a Steel "T" 3-way fence corner post, for the upper northeast re-entrant corner of this tract;

THENCE with fence (unless noted), and with north and east sides of this tract, with 5/8" Steel Pins set at 2-way cedar fence corner posts, at corners (unless noted), as follows:

N 78° 39' 44" E, crossing said Elm Creek Road, 23.30 ft. to a 5/8" Steel Pin set at a cedar gate post, on the east side of said Elm Creek Road, for corner;

N 43° 07' 23" E, leaving said road, 246.47 ft.;

N 50° 35' 22" E, passing under electric transmission lines bearing S 06° 14' 16" W into this described tract, 197.22 ft.;

S 87° 23' 54" E 170.28 ft. to a 5/8" Steel Pin set at a 3-way cedar fence corner post, for corner;

S 37° 24' 37" E 49.08 ft.;

S 20° 54' 46" E 236.83 ft.;

S 14° 22' 07" E 133.29 ft.;

S 05° 05' 03" W 80.51 ft. to a 5/8" Steel Pin set at a cedar gap post, for corner;

S 71° 29' 04" W, with said gap, 19.54 ft. to a 5/8" Steel Pin set at a cedar gap post, for corner;

S 16° 20' 57" E 210.17 ft.;

S 25° 06' 55" W, leaving fence and now unfenced; passing approximately 50.5 ft. east of a domestic water well, 146.48 ft. to a 5/8" Steel Pin set at a cedar fence post, in fence, for corner; and

THENCE S 32° 09' 41" E, again with fence (until noted); at 59.20 ft. pass a 3-way cedar fence corner post, and thence unfenced; total

69.20 ft. to a 5/8" Steel Pin set 16.74 ft. S 66° 25' E of a 2-way cedar fence corner post; in the south line of said Sur. No. 53.3, the north line of said Sur. No. 53.4; in the north side of said David Kelley 74.65 acre tract, a south side of said Harvey Property; for the upper S.E. corner of this tract;

THENCE with said last-mentioned survey line; with the north sides of said David Kelley 74.65 acre tract and said Jerry Kelley 79.05 acre tract, respectively; with a south side of said Harvey Property, and the upper south side of this tract, S 83° 24' 26" W, unfenced, 93.95 ft. to a capped 1/2" Steel Pin ("Voelkel Surveying") found in the center of said Elm Creek Road, at its south terminal; at the N.W. corner of said David Kelley 74.65 acre tract, the N.N.E. corner of said Jerry Kelley 79.05 acre tract, and S 83° 24' 26" W, again leaving said Elm Creek Road; unfenced, converging toward fence; passing under electric transmission lines bearing N 37° 27' 54" W into this described tract, 388.02 ft. (record = S 83° 21' 05" W 387.22 ft.) to a 5/8" Steel Pin set at a 3-way cedar fence corner post, in the south line of said Sur. No. 53.3, at the middle N.E. corner of the Mid. 3/8 of said Sur. No. 56, the N.W. corner of said Sur. No. 53.4; for the N.W. corner of said Jerry Kelley 79.05 acre tract, a southeast re-entrant corner of said Harvey Property, and the upper southeast re-entrant corner of this tract;

THENCE leaving the south line of said Sur. No. 53.3, and with the west line of said Sur. No. 53.4, and the middle east line of the Mid. 3/8 of said Sur. No. 56; with the west side of said Jerry Kelley 79.05 acre tract, a middle east side of said Harvey Property, and a middle east side of this tract, S 06° 24' 08" E, with fence, 2574.67 ft. (record = S 06° 22' 58" E 2574.42 ft.) to a 5/8" Steel Pin set at a 2-way cedar fence corner post, at the S.W. corner of said Sur. No. 53.4, the lower northeast re-entrant corner of the Mid. 3/8 of said Sur. No. 56; for the S.W. corner of said Jerry Kelley 79.05 acre tract, a northeast re-entrant corner of said Harvey Property, and the lower northeast re-entrant corner of this tract;

THENCE along fence, and with the south line of said Sur. No. 53.4, and the lower north line of the Mid. 3/8 of said Sur. No. 56; with the south sides of said Jerry Kelley 79.05 acre tract and said David Kelley 74.65 acre tract, respectively; with the lower north side of said Harvey Property, and the lower north side of this tract, N 83° 40' 00" E 1715.88 ft. (record = N 83° 40' 35" E 1715.93 ft.) to a capped 1/2" Steel Pin ("Voelkel Surveying") found 3.4 ft. south of said fence, at the S.E. corner of said Jerry Kelley 79.05 acre

tract, the S.W. corner of said David Kelley 74.65 acre tract, for corner, and N 83° 41' 53" E 907.19 ft. (record = N 83° 40' 35" E 906.33 ft.) to the place of BEGINNING:

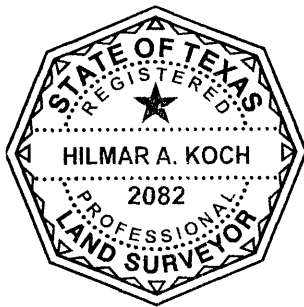
Note: Bearings noted herein are true geodetic (surface) bearings (relative to true north) based on Global Navigation Satellite System (GNSS) observations (WGS '84 Datum). All 5/8" Steel Pins "set" are plastic-capped, stamped "Koch & Koch 2082/6919".

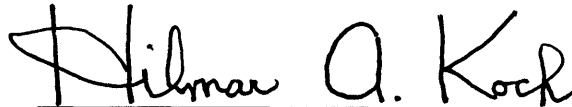
Surveyed: April 12 - May 3, 2023.

Field Crew Personnel: Jon Q. Koch
Christopher G. Turner
Michael J. Koch

THE STATE OF TEXAS)
COUNTY OF MEDINA)

I, Hilmar A. Koch, a Registered Professional Land Surveyor of the State of Texas, do hereby state that the foregoing legal description and accompanying plat correctly represent an actual survey made under my supervision, on the ground, on the date given.




Registered Professional
Land Surveyor No. 2082