

FIELD NOTES – 281.03 ACRES
DIMMIT COUNTY, TEXAS

Being a 281.03 acre tract of land out of the Francisco Pereyra Grant, Abstract No. 3, in Dimmit County, Texas; said 281.03 acres being all of a called 280.98 acre tract consisting of part of Lots 1-4, 13-20, 27-36, 38, 45-52 and 62-64, Section 191 of the Cross S Ranch (a subdivision recorded in Vol. 1, Pg. 11, Plat Records) and described in a Deed recorded in Vol. 701, Pg. 296, Official Public Records of Dimmit County, Texas; said 281.03 acres being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point, in the centerline of Midway Park Road, for the north corner of said 280.98 acres, the west corner of a called 79.90 acre tract (recorded in Vol. 455, Pg. 508, Official Public Records), the common corner between Lots 4 and 5 (Section 191) and Lots 60 and 61 (Section 188) and the north corner of the herein described tract;

THENCE, following the common line between said 79.90 and 280.98 acres, S 18°33'01" E, at 20.56 feet passing a found iron rod (in the southeast line of Midway Park Road), a total distance of 1974.20 feet to a found iron rod (the common corner of Lots 20, 21, 28 and 29) and N 71°28'24" E – 1124.90 feet to a found iron rod, on the west line of Espantosa Lake, for the southeast corner of said 79.90 acres and the northeast corner of the herein described tract;

THENCE, along the west line of Espantosa Lake, the following seven calls: S 02°41'50" W – 86.68 feet to a found iron rod, S 28°41'45" E – 185.03 feet to a found iron rod, S 19°30'12" W – 135.02 feet to a found iron rod, S 11°53'35" E – 170.95 feet to a found iron rod, S 36°22'45" W – 89.07 feet to a found iron rod, S 07°25'13" E – 139.89 feet to a found metal fence post and N 66°06'39" W – 177.72 feet to a found metal fence post, in the east line of a called 63.66 acre tract (recorded in Vol. 605, Pg. 615, Official Public Records);

THENCE, following the common line between said 63.66 and 280.98 acres, N 18°33'35" W – 457.71 feet to a calculated point, S 71°35'33" W – 829.67 feet to a found metal fence post and S 04°09'37" E – 3215.18 feet to a found iron rod, in the northwest line of an old abandoned County Road, for the southwest corner of said 63.66 acres and the southeast corner of the herein described tract;

THENCE, following the southeast line of said 280.98 acres, S 71°21'50" W – 581.51 feet to a found iron rod, in the northwest right-of-way line of F. M. 1433, for an angle point in the southeast line of the herein described tract;

THENCE, following the northwest right-of-way line of F. M. 1433, S 71°38'52" W – 729.79 feet to a found iron rod, along a curve to the left that has a Delta Angle of 01°46'46", a Radius of 6287.78 feet, an Arc Length of 195.29 feet and a Chord that bears S 72°27'20" W – 195.28 feet to a found iron rod and S 73°22'09" W – 126.64 feet to a found iron rod for the east corner of a called 720.46 acre tract (recorded in Vol. 395, Pg. 413, Official Public Records) and the south corner of the herein described tract;

THENCE, along the common line between said 280.98 and 720.46 acres over and across Lots 64, 49, 48, 33, 32, 17, 16 and 1, N 20°09'38" W – 1914.57 feet to a found iron rod and N 20°10'33" W, at 3285.72 feet passing a found iron rod (in the southeast line of Midway Park Road), a total distance of 3306.99 feet to a calculated point, in the centerline of Midway Park Road and the common line between Lot 1 (Section 191) and Lot 64 (Section 188), for the north corner of said 720.46 acres and the west corner of the herein described tract;

THENCE, following the centerline of Midway Park Road, N 71°16'33" E a distance of 2617.54 feet to the POINT OF BEGINNING.

Said tract contains 281.03 acres of land, more or less. These field notes are made from a survey and drawing made under my supervision dated June 1, 2026. All bearings are from GPS observations based on Texas State Plane Coordinate System, South Central Zone, NAD 83.



A handwritten signature in blue ink, appearing to be "B" followed by a long horizontal stroke.

Bo Mansfield (830) 688-2786
RPLS No. 6278 FIRM No. 10194872