



Registration for Division of Land in Atascosa County

I, Miranda Wiederhold, am the owner of the attached filed division of land located at 1095 PR D-55 Potect, TX 78065 (legal description). I have had the division of land reviewed by the Rural Development Office and they have determined the division of land is excepted from the platting requirements of Atascosa County, Texas. I acknowledge that the property as described in the filed plat description are subject to all on-site wastewater permit requirements and other development permit requirements of Atascosa County and further division of the land will need to be submitted to the Atascosa County Attorney's office for review. I acknowledge that I may apply for a Certificate of Exemption through the Atascosa County Commissioners Court.

Exception Type (see attachment for definitions of each type):

Agricultural Use

Family

10+ Acres

Veterans Land Board

State Agency

Political Subdivision

Divided into two parts

All parts to original owner



Date: 09/24/2025

Signature: *M. Wiederhold*

Printed Name: miranda wiederhold

ACKNOWLEDGMENT

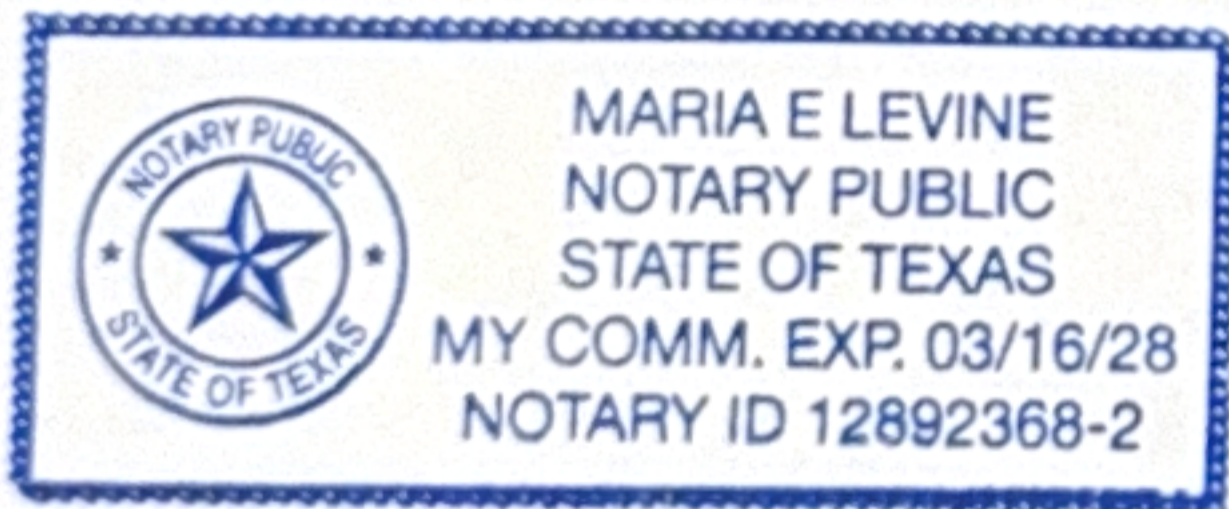
STATE OF TEXAS

COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Miranda Wiederhold known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same has been executed for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this Sept 26, 2025
Maria E. Levine

Notary Public, in and for
State of Texas





4 PGS
D

179534

Prepared By and After Recording Return to: <i>Maria H Reyes</i>	-----Above This Line Reserved For Official Use Only-----
<i>P O Box 1226</i>	
<i>Poteet, TX 78065</i>	
Send Tax Statements to Grantee (Name and Address): <i>Miranda Wiederhold</i>	
<i>P.O. Box 1144</i>	
<i>Poteet, TX 78065</i>	

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GIFT DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR CONSIDERATION of the love and affection which *Maria Reyes*, an Individual, hereinafter referred to as "Grantor", bears unto *Miranda Wiederhold* and *N/A*, hereinafter referred to as Grantees, and also for the better maintenance, support, protection and livelihood of Grantees, Grantor does hereby GRANT AND CONVEY unto Grantees, as joint tenants and not as tenants in common, all that certain tract or parcel of land lying and being situated in the County of *Atascosa*, City of *Poteet*, State of Texas, and more particularly described as follows, to-wit:

[INSERT DESCRIPTION OR ATTACH AS EXHIBIT]

Prior instrument reference: *Deed* Book *839*, Page *370*, Document No. _____, of the Recorder of *Atascosa* County, Texas.

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the above named Grantees, their successors and assigns forever; and Grantor herein hereby binds itself, its successors, assigns, and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the above named Grantee, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantees, TO HAVE AND TO HOLD as joint tenants, with right of survivorship and not as tenants in common, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

The property herein conveyed is not a part of the homestead of Grantor, or is part of the homestead of Grantor and the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this the 24 day of May, 2017.

Maria H Reyes
Grantor

Maria H Reyes
Type or Print Name

STATE OF TEXAS

COUNTY OF Bexar

This instrument was acknowledged before me on May 24, 2017 (date) by
Maria Reyes (name of representative) as
Self. (title of representative) of
Maria Reyes (name of entity or person
represented).

S. Breland
Notary Public

My commission expires: 1/21/19 Samantha Breland
Type or Print Name

Mailing Address of Grantee:

Name
Miranda Wiederhold

Address
P.O. Box 1144
Poteet, TX 78065

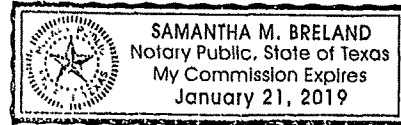


EXHIBIT A

BEING 34.72 acres of land, more or less, out of the Cruz Landin Survey No. 45, Abstract No. 527, Atascosa County, Texas, and being the same tract of land described in Volume 824, Page 581, Deed Records, Atascosa County, Texas, said 34.72 acres being more particularly described as follows:

BEGINNING at a fence corner for the southwest corner of this tract and the southwest corner of a

147.37 acre tract of land described in Volume 391, Page 442, Deed Records, Atascosa County, Texas.

THENCE N 29 degrees 43' 19" E, 1497.47 feet along a fence line and the west line of the 147.37 acre tract to a fence corner for the northwest corner of this tract and the northwest corner of the 147.37 acre tract.

THENCE S 59 degrees 45' 56" E, 997.99 feet along a fence line and the north line of the 147.37 acre tract to an iron pin for the northeast corner of this tract.

THENCE S 28 degrees 39' 28" W, 1492.58 feet to an iron pin in the south fence line of the 147.37 acre tract for the southeast corner of this tract.

THENCE N 60 degrees 4' 00" W, 1025.68 feet along a fence line and the south line of the 147.37 acre tract to the POINT OF BEGINNING.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Diane Gonzales

Diane Gonzales, County Clerk
Atascosa County, Texas

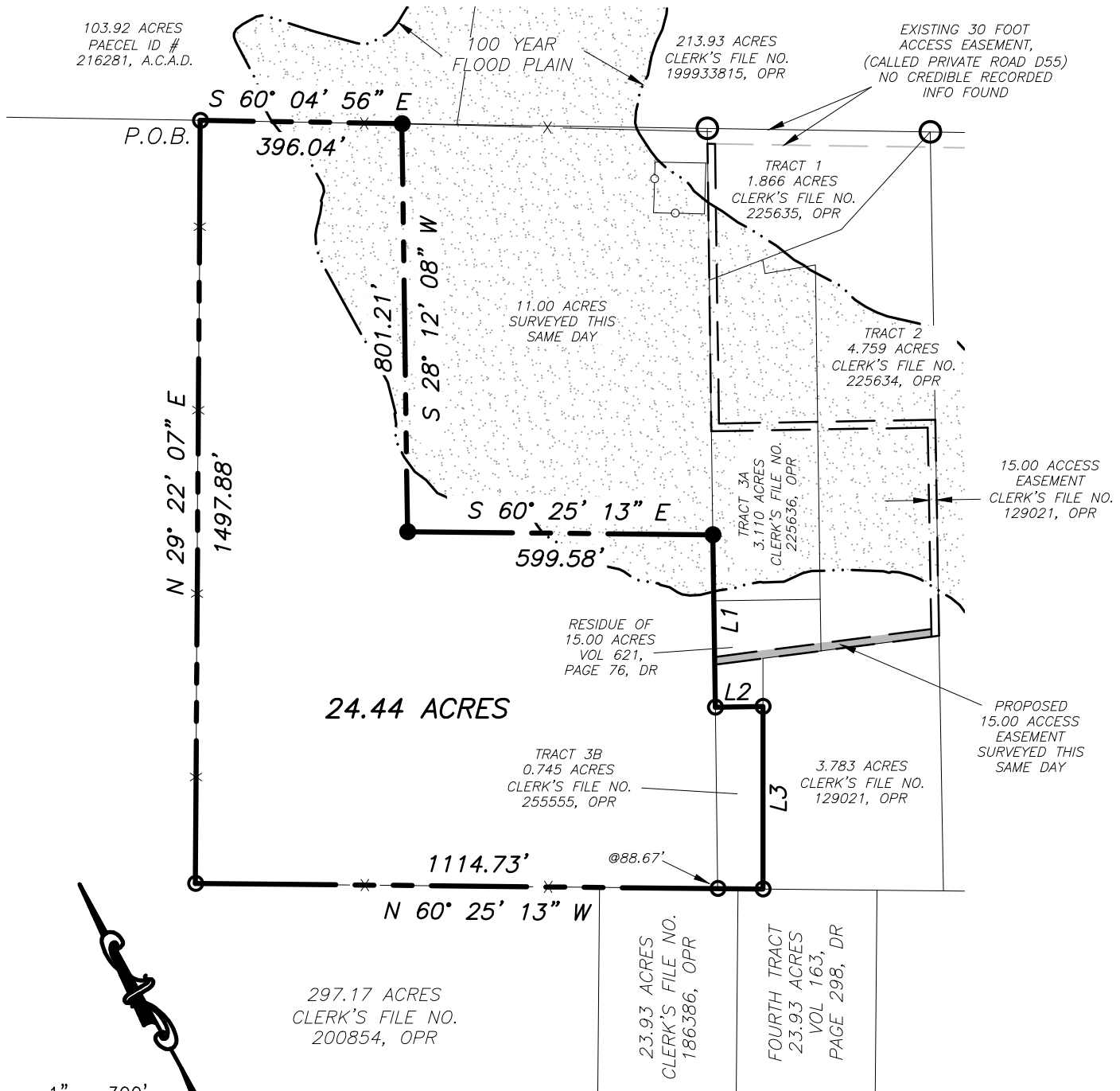
May 24, 2017 01:53:33 PM

FEE: \$38.00 MVALDEZ
D

179534

EXHIBIT OF SURVEY

OF
24.44 ACRES, BEING OUT OF A 34.69 ACRE TRACT OF LAND, CALLED A 34.72 ACRE TRACT OF LAND, AND ALL OF A 0.745 ACRE TRACT OF LAND, CALLED TRACT 3B, LYING IN THE CRUZ LANDIN SURVEY NO. 45, ABSTRACT NO. 527, ATASCOSA COUNTY, TEXAS



Line Table

Line #	Length	Direction
L1	338.50	S28° 12' 08"W
L2	93.56	S61° 48' 10"E
L3	358.44	S28° 59' 17"W

THE BASIS OF BEARING
 ON THIS PLAT IS GRID
 NORTH, TEXAS STATE
 PLANE COORDINATE
 SYSTEM, NAD 83 (2011),
 SOUTH CENTRAL ZONE

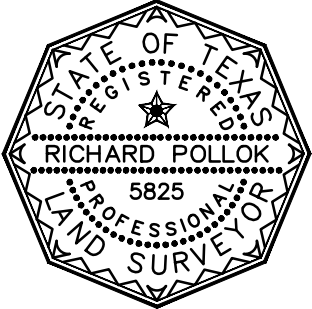
Prepared for:
Wyatt Cumpian

REFERENCES:

DEED: Vol 112, Page 718, DR
 Flood plain panel #48013C0175C
 Issued date: 11-04-2010

THIS SURVEY WAS DONE WITHOUT THE
 BENEFIT OF A TITLE COMMITMENT,
 VISIBLE ENCROACHMENTS ARE SHOWN

I, Richard Pollok, being a Registered
 Professional Land Surveyor, registered in
 the State of Texas, do hereby certify that
 this plat was prepared from an actual
 survey done by me or under my direct
 supervision, and that to the best of my
 knowledge and belief it is a true and
 correct representation of said survey.



Richard Pollok

LEGEND

- Set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying
- Found 1/2 inch steel rod monument
- Boundary line
- Adjoiner
- X --- Barbed wire fence
- OHE --- OHE --- Overhead electric



Date of survey: August 27, 2025
 Job No. 25-3700

State of Texas
County of Atascosa

Field notes for a 24.44 acre tract of land, being out of a 34.69 acre tract of land, called 34.72 acres, and all of a 0.745 acre tract of land, called Tract 3B, lying in the Cruz Landin Survey No. 45, Abstract No. 527, Atascosa County, Texas, as shown on the accompanying Exhibit of Survey prepared for the Wyatt Cumpian, dated August 27, 2025.

A 23.69 acre tract of land, being out of a 34.69 acre tract of land, called 34.72 acres, and all of a 0.745 acre tract of land, called Tract 3B, described in an instrument recorded as Clerk's File No. 255555, Official Public Records, Atascosa County, Texas, lying in the Cruz Landin Survey No. 45, Abstract No. 527, Atascosa County, Texas, described in instrument, recorded in Volume 112, Page 718, Deed Records, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a point marked by a 1/2 inch steel rod monument, found at the North corner of said 34.72 acre tract of land, being the upper East corner of a 297.17 acre tract of land, described in an instrument recorded as Clerk's File No. 200854, Official Public Records, Atascosa County, Texas, and lying on the Southwest line of a 103.92 acre tract of land, with a parcel id #216281 A.C.A.D., Atascosa County, Texas, said point of beginning being the North corner of this tract of land;

Thence South 60° 04' 56" East, 396.04 feet, along the Northeast line of said 34.72 acre tract of land, being the Southwest line of said 103.92 acre tract of land, to a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, set for the North corner of an 11.00 acre tract of land, surveyed this same day, said point being the upper East corner of this tract of land;

Thence across said 34.72 acre tract of land, the following bearings and distances;

South 28° 12' 08" West, 801.21 feet, being a common line of said 11.00 acre tract of land, to a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, set for the West corner of said 11.00 acre tract of land, said point being a reentrant corner of this tract of land;

South 60° 25' 13" East, 599.58 feet, being a common line of said 11.00 acre tract of land, to a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, set on the Southeast line of said 34.72 acre tract of land, being the Northwest line of a 3.110 acre tract of land, called Tract 3A, described in an instrument recorded as Clerk's File No. 225636, Official Public Records, Atascosa County, Texas, for the South corner of said 11.00 acre tract of land, said point being the lower East corner of this tract of land;

Thence South 28° 12' 08" West, 338.50 feet, along the Southeast line of said 34.72 acre tract of land, being the Northwest line of said Tract 3A, continuing along the Northwest line of the residue of a 15.00 acre tract of land, described in instrument, recorded in Volume 621, Page 76, Deed Records, Atascosa County, Texas, to a point marked by a 1/2 inch steel rod monument, found at the West corner of said residue of the 15.00 acre tract of land, being the North corner of said Tract 3B, said point being a reentrant corner of this tract of land;

Thence South $61^{\circ} 48' 10''$ East, 93.56 feet, along the Northeast line of said Tract 3B, being the Southwest line of the residue of said 15.00 acre tract of land, to a point marked by a 1/2 inch steel rod monument, found at the East corner of said Tract 3B, being the South corner of the residue of the 15.00 acre tract of land, and lying on the Northwest line of a 3.783 acre tract of land, described in an instrument recorded as Clerk's File No. 129021, Official Public Records, Atascosa County, Texas, said point being a salient corner of this tract of land;

Thence South $28^{\circ} 59' 17''$ West, 358.44 feet, along the Southeast line of said Tract 3B, being the Northwest line of said 3.783 acre tract of land, to a point marked by a 1/2 inch steel rod monument, found at the South corner of said Tract 3B, being the West corner of said 3.783 acre tract of land, and lying on the Northeast line of a 23.93 acre tract of land, called Fourth Tract, described in instrument, recorded in Volume 163, Page 298, Deed Records, Atascosa County, Texas, said point being the South corner of this tract of land;

Thence North $60^{\circ} 25' 13''$ West, along the Southwest line of said Tract 3B, being the Northeast line of said Fourth Tract, and the Southwest line of said 34.72 acre tract of land, and continuing along the Northeast line of a 23.93 acre tract of land, described in an instrument recorded as Clerk's File No. 186386, Official Public Records, Atascosa County, Texas, and the Northeast line of said 297.17 acre tract of land, at 88.67 feet, passing a 1/2 steel rod monument, found for the West corner of said Tract 3B, in all a total distance of 1114.73 feet, to a point marked by a 1/2 inch steel rod monument, found at the West corner of said 34.72 acre tract of land, being a reentrant corner of said 297.17 acre tract of land, said point being the West corner of this tract of land;

Thence North $29^{\circ} 22' 07''$ East, 1497.88 feet, along the Northwest line of said 34.72 acre tract of land, being a Southeast line of said 297.17 acre tract of land, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

I, Richard Pollok, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for 24.44 acres, as shown on the accompanying Exhibit of Survey prepared for the Wyatt Cumpian, dated August 27, 2025, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.

Richard Pollok R.P.L.S. 5825
Rakowitz Engineering and Surveying
515 W. Oaklawn Ste. A
Pleasanton, Texas 78064
830-281-4060

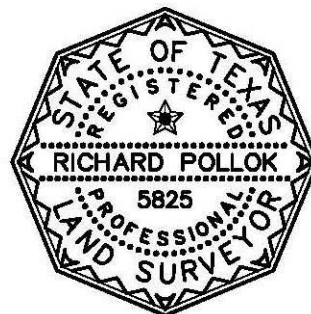
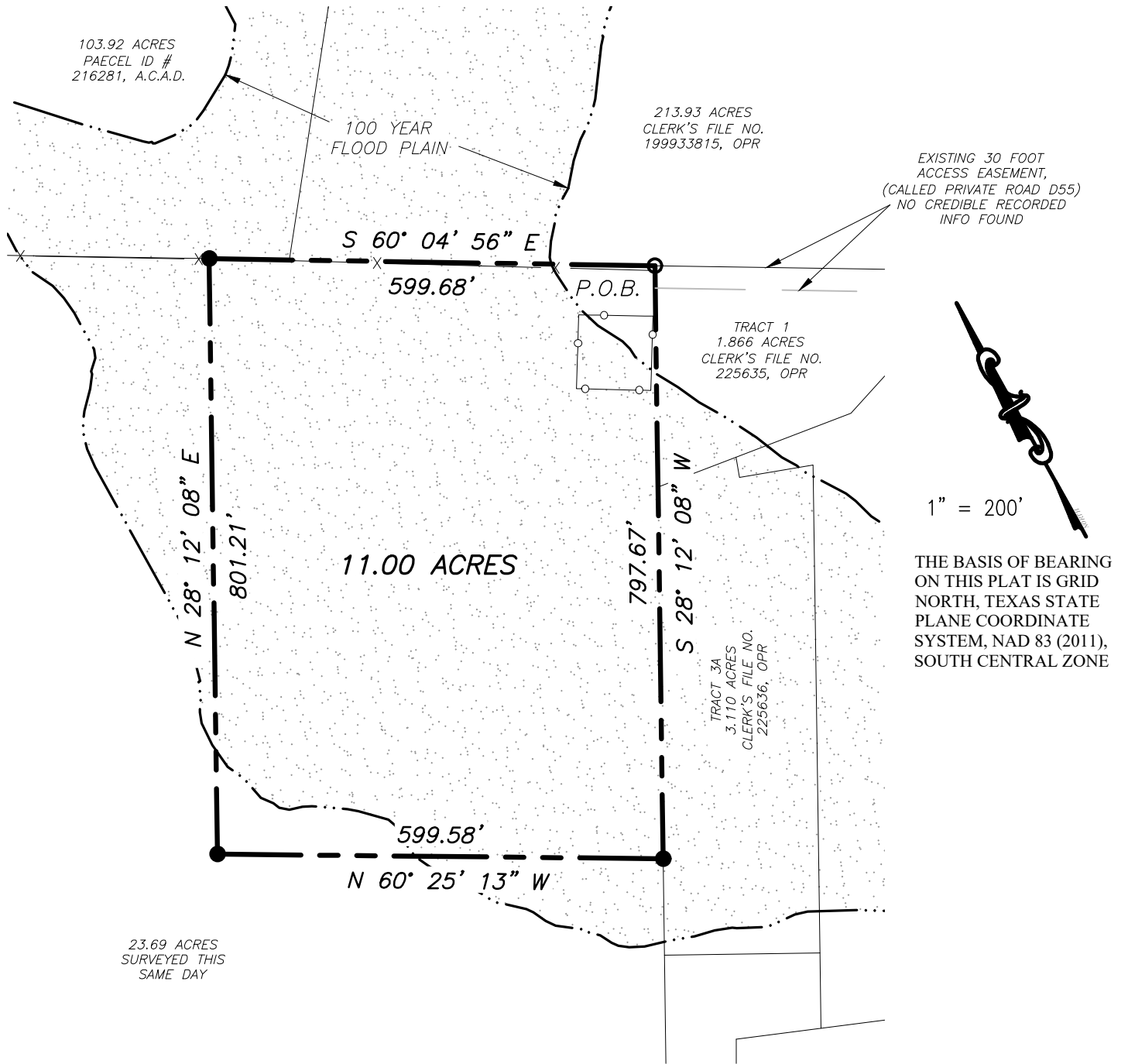


EXHIBIT OF SURVEY

OF
11.00 ACRES, BEING OUT OF A 34.69 ACRE TRACT OF LAND, CALLED A 34.72 ACRE TRACT OF LAND, LYING IN THE CRUZ LANDIN SURVEY NO. 45, ABSTRACT NO. 527, ATASCOSA COUNTY, TEXAS



LEGEND

- Set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying
- Found 1/2 inch steel rod monument
- — — — — Boundary line
- — — — — Adjoiner
- X — — — — — Barbed wire fence
- OHE — — — — — Overhead electric

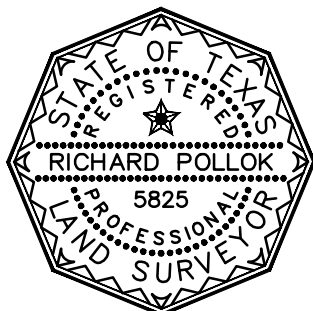
Prepared for:
Wyatt Cumpian

REFERENCES:

DEED: Vol 112, Page 718, DR
 Flood plain panel #48013C0175C
 Issued date: 11-04-2010

THIS SURVEY WAS DONE WITHOUT THE
 BENEFIT OF A TITLE COMMITMENT,
 VISIBLE ENCROACHMENTS ARE SHOWN

I, Richard Pollok, being a Registered
 Professional Land Surveyor, registered in
 the State of Texas, do hereby certify that
 this plat was prepared from an actual
 survey done by me or under my direct
 supervision, and that to the best of my
 knowledge and belief it is a true and
 correct representation of said survey.




Date of survey: August 27, 2025

Job No. 25-3700

State of Texas
County of Atascosa

Field notes for a 11.00 acre tract of land, being out of a 34.69 acre tract of land, called 34.72 acres, lying in the Cruz Landin Survey No. 45, Abstract No. 527, Atascosa County, Texas, as shown on the accompanying Exhibit of Survey prepared for the Wyatt Cumpian, dated August 27, 2025.

A 11.00 acre tract of land, being out of a 34.69 acre tract of land, called 34.72 acres, lying in the Cruz Landin Survey No. 45, Abstract No. 527, Atascosa County, Texas, described in instrument, recorded in Volume 112, Page 718, Deed Records, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a point marked by a 1/2 inch steel rod monument, found at the East corner of said 34.72 acre tract of land, being the North corner of a 1.866 acre tract of land, called Tract 1, described in an instrument recorded as Clerk's File No. 225635, Official Public Records, Atascosa County, Texas, and lying on the Southwest line of a 213.93 acre tract of land, described in an instrument recorded as Clerk's File No. 199933815, Official Public Records, Atascosa County, Texas, said point of beginning being the East corner of this tract of land;

Thence South 28° 12' 08" West, 797.67 feet, along the Southeast line of said 34.72 acre tract of land, being the Northwest line of said Tract 1, and continuing along the Northwest line of a 3.110 acre tract of land, called Tract 3A, described in an instrument recorded as Clerk's File No. 225636, Official Public Records, Atascosa County, Texas, to a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, set for the lower East corner of a 23.69 acre tract of land, surveyed this same day, said point being the South corner of this tract of land;

Thence across said 34.72 acre tract of land, with common lines of said 23.69 acre tract of land, the following bearings and distances;


North 60° 25' 13" West, 599.58 feet, to a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, set for a reentrant corner of said 23.69 acre tract of land, said point being the West corner of this tract of land;

North 28° 12' 08" East, 801.21 feet, to a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, set on the Northeast line of said 34.72 acre tract of land, being the Southwest line of a 103.92 acre tract of land, with a parcel id #216281 A.C.A.D, Atascosa County, Texas, for the upper East corner of said 23.69 acre tract of land, said point being the North corner of this tract of land;

Thence South 60° 04' 56" East, 599.68 feet, along the Northeast line of said 34.72 acre tract of land, being the Southwest line of said 103.92 acre tract of land, and continuing along the Northwest line of said 213.93 acre tract of land, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

I, Richard Pollok, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for 11.00 acres, as shown on the accompanying Exhibit of Survey prepared for the Wyatt Cumpian, dated August 27, 2025, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.


Richard Pollok R.P.L.S. 5825
Rakowitz Engineering and Surveying
515 W. Oaklawn Ste. A
Pleasanton, Texas 78064
830-281-4060

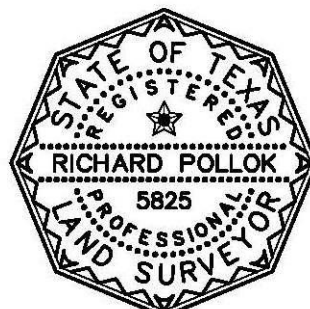
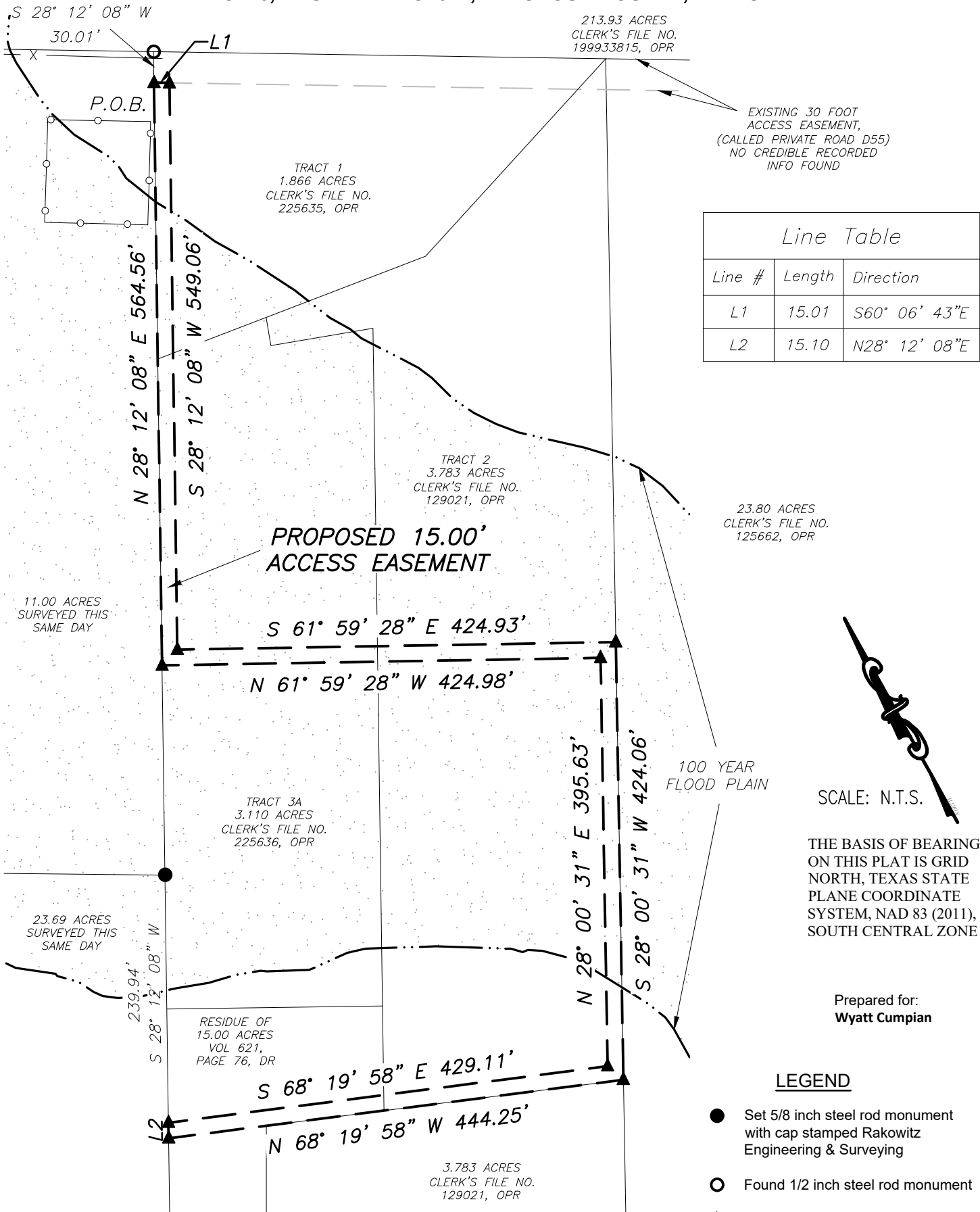


EXHIBIT OF SURVEY

OF

A 15 FOOT ACCESS EASEMENT, BEING OUT OF A 1.866 ACRE TRACT OF LAND, CALLED TRACT 1, A 4.759 ACRE TRACT OF LAND, CALLED TRACT 2, A 3.110 ACRE TRACT OF LAND, CALLED TRACT 3A, AND THE RESIDUE OF A 15.00 ACRE TRACT OF LAND, LYING IN THE CRUZ LANDIN SURVEY NO. 45, ABSTRACT NO. 527, ATASCOSA COUNTY, TEXAS



11.00 ACRES SURVEYED THIS SAME DAY

23.69 ACRES SURVEYED THIS SAME DAY

RESIDUE OF 15.00 ACRES VOL 621, PAGE 76, DR

EXISTING 30 FOOT ACCESS EASEMENT, (CALLED PRIVATE ROAD D55) NO CREDIBLE RECORDED INFO FOUND

23.80 ACRES CLERK'S FILE NO. 125662, OPR

100 YEAR FLOOD PLAIN



SCALE: N.T.S.

THE BASIS OF BEARING ON THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE

Prepared for: Wyatt Cumpian

LEGEND

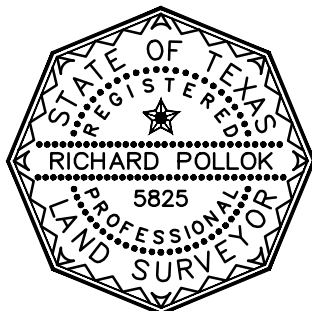
- Set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying
- Found 1/2 inch steel rod monument
- ▲ A calculated point
- Boundary line
- Adjoiner
- X- Barbed wire fence

REFERENCES:

DEED: Vol 112, Page 718, DR
Flood plain panel #48019C0405F
Issued date: 5-10-2020

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT, VISIBLE ENCROACHMENTS ARE SHOWN

I, Richard Pollok, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that this plat was prepared from an actual survey done by me or under my direct supervision, and that to the best of my knowledge and belief it is a true and correct representation of said survey.




Date of survey: August 27, 2025

Job No. 25-3700

State of Texas
County of Atascosa

Field notes for a 15 foot access easement, being out of a 1.866 acre tract of land, called Tract 1, a 3.110 acre tract of land, called Tract 3A, a 4.783 acre tract of land, called Tract 2, and the residue of a 15.00 acre tract of land, lying in the Cruz Landin Survey No. 45, Abstract No. 527, Atascosa County, Texas, as shown on the accompanying Exhibit of Survey prepared for the Wyatt Cumpian, dated August 27, 2025.

A 15 foot access easement, being out of a 1.866 acre tract of land, called Tract 1, described in an instrument recorded as Clerk's File No. 225635, Official Public Records, Atascosa County, Texas, a 3.110 acre tract of land, called Tract 3A, described in an instrument recorded as Clerk's File No. 225636, Official Public Records, Atascosa County, Texas, a 4.783 acre tract of land, called Tract 2, described in an instrument recorded as Clerk's File No. 129021, Official Public Records, Atascosa County, Texas, and the residue of a 15.00 acre tract of land, described in an instrument recorded as Clerk's File No. 225636, Official Public Records, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a calculated point, which bears South 28° 12' 08" West, 30.01 feet, from a point marked by a 1/2 inch steel rod monument, found at the North corner of said Tract 1, being the East corner of a 34.72 acre tract of land, the East corner of an 11.00 acre tract of land, surveyed this same day, and lying on the Southwest line of a 213.93 acre tract of land, described in an instrument recorded as Clerk's File No. 199933815, Official Public Records, Atascosa County, Texas, said point of beginning being the Northwest corner of this easement;

Thence across said Tract 1, Tract 3A and Tract 2, the following bearings and distances;

South 60° 06' 43" East, 15.01 feet, to a calculated point, said point being the Northeast corner of this easement;

South 28° 12' 08" West, 549.06 feet, to a calculated point, said point being a reentrant corner of this easement;

South 61° 59' 28" East, 424.93 feet, to a calculated point, lying on the Southeast line of said Tract 2, being the Northwest line of a 23.80 acre tract of land, described in an instrument recorded as Clerk's File No. 125662, Official Public Records, Atascosa County, Texas, said point being a salient corner of this easement;

South 28° 00' 31" West, 424.06 feet, along the Southeast line of said Tract 2, being the Northwest line of said 23.80 acre tract of land, to a calculated point, at the South corner of said Tract 2, being the East corner of a 3.783 acre tract of land, described in an instrument recorded as Clerk's File No. 129021, Official Public Records, Atascosa County, Texas, said point being the Southeast corner of this easement;

Thence North 68° 19' 58" West, 444.25 feet, along the Southwest line of said Tract 2, being the Northeast line of said 3.783 acre tract of land, and continuing across the residue of a 15.00 acre tract of land, described in an instrument recorded in Volume 621, Page 76, Deed Records, Atascosa County, Texas, to a calculated point, lying on the Northwest line of said residue of the 15.00 acre tract of land, being the Southeast line of a 34.72 acre tract of land, described in an instrument recorded in Volume 112, Page 718, Deed Records, Atascosa County, Texas, also being the Southeast line of a 23.69 acre tract of land, surveyed this same day, said point being the Southwest corner of this easement;

Thence North 28° 12' 08" East, 15.10 feet, along the Northwest line of said residue of the 15.00 acre tract of land, being the Southeast line of said 34.72 acre tract of land, and the Southeast line of said 23.69 acre tract of land, to a calculated point, which bears South 28° 12' 08" West, 239.94 feet, from a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, set for the lower East corner of said 23.69 acre tract of land, being the South corner of said 11.00 acre tract of land, said point being a salient corner of this easement;

Thence across said residue of the 15.00 acre tract of land, said Tract 2, and said Tract 3A, the following bearings and distances;

South 68° 19' 58" East, 429.11 feet, to a calculated point, said point being a reentrant corner of this easement;

North 28° 00' 31" East, 395.63 feet, to a calculated point, said point being a reentrant corner of this easement;

North 61° 59' 28" West, 424.98 feet, to a calculated point, lying on the Northwest line of said Tract 3A, being the Southeast line of said 34.72 acre tract of land, and the Southeast line of said 11.00 acre tract of land, said point being a salient corner of this easement;

Thence North 28° 12' 08" East, 564.56 feet, along the Northwest line of said Tract 3A, being the Southeast line of said 34.72 and 11.00 acre tract of land, and continuing along the Northwest line of said Tract 1, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

I, Richard Pollok, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for 15 foot access easement, as shown on the accompanying Exhibit of Survey prepared for the Wyatt Cumpian, dated August 27, 2025, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.



Richard Pollok R.P.L.S. 5825
Rakowitz Engineering and Surveying
515 W. Oaklawn Ste. A
Pleasanton, Texas 78064
830-281-4060

