

Notice of Foreclosure Sale

March 5, 2024

Filed Feb. 9, 2024
at 4:00 o'clock P.M.
Karen E. Page
Karen E. Page, County Clerk, Kimble County, Texas

Deed of Trust (“Deed of Trust”):

Dated: January 19, 2022

Grantor: Eric K. Fernandez and Nicole E. Fernandez

Trustee: John W. Carlson

Lender: Dominion @ Oak Ridge Ranch, LP, a Texas limited partnership

Recorded in: Clerk’s Document No. 00000057851, Volume 122, Page 266-283, Official Public Records of Kimble County, Texas

Legal Description: TRACT ONE: Being all of Tract No Ten (10) consisting of 100 acres more or less Dominion at Oak Ridge Ranch, and being more particularly described by metes and bounds in exhibit “A” attached hereto and made a part hereof.

TRACT TWO: Access Easement being Sixty Foot (60') wide and being more particularly described by metes and bounds in Exhibit “B” attached hereto and made a part hereof.

Secures: Promissory Note (“Note”) in the original principal amount of \$525,000.00, executed by Eric K. Fernandez and Nicole E. Fernandez (“Borrower”) and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, March 5, 2024

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is **10:00 A.M.** and not later than three hours thereafter.

Place: Front steps of the Kimble County Courthouse, 501 Main Street, Junction, Texas 76849.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Dominion @ Oak Ridge Ranch, LP,’s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Dominion @ Oak Ridge Ranch, LP, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Dominion @ Oak Ridge Ranch, LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Dominion @ Oak Ridge Ranch, LP's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Dominion @ Oak Ridge Ranch, LP passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Dominion @ Oak Ridge Ranch, LP. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

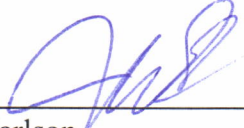
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.


Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Signed this 7 day of Feb, 2024



John W. Carlson
Trustee



John W. Carlson
Attorney for Mortgagee
260 Thompson Drive, Suite 10
Kerrville, Texas 78028
Telephone (830) 896-4488
Telecopier (830) 896-4474

EXHIBIT "A"

Domingues & Assoc.

Professional Land Surveying

Page 1 of 2 description of 100.0 acres, more or less; Dominion at Oak Ridge Ranch.

All that certain tract or parcel of land, lying and being situated in the County of Kimble; State of Texas; comprising 100.0 acres, more or less; being approximately 95.79 acres out of original Survey No. 31, T. W. N. G. R. R. Co., Abstract No. 597; and approximately 4.21 acres out of original Survey No. 46, T. W. N. G. R. R. Co., Abstract No. 2060; subject 100 acre tract being part of that 2373.64 acre tract which was conveyed from Rockin E. Cattle, LLP, to Dominion at Oak Ridge Ranch, L.P., which tract is all that 2373.72 acre tract which was conveyed from Jerry L. Eldridge, et ux to Rockin E. Cattle, LLP, by Assumption Deed, dated August 22, 2016, of record in Volume 81, page 49, in the Official Public Records of Kimble County, Texas; and subject 100.0 acre tract being more particularly described by metes and bounds, as follows, to wit:

BEGINNING at the southwest corner of subject tract, which is in a described west line of said 2373.64 acre Oak Ridge tract, which beginning corner is located 5.4 feet S.69°01'W., from a set 1/2" iron stake in high fence, and the beginning corner is also located 1608.34 feet N.0°02'02"W. from a Mountain Cedar fence post (deed-1/2" iron rod found in an old fence post hole) marking the described southwest corner of said 2373.64 acre Dominion at Oak Ridge tract;

THENCE with a division line of said 2373.64 acre Oak Ridge tract, the south line of subject tract, a direction of N.69°01'E., for a distance of 3284.58 feet to a 1/2" iron stake (steel reinforcing bar) set to mark the southeast corner of subject tract, being in the center of the 60 foot wide ingress and egress ranch road easement accessing tracts in the 2373.64 acre Oak Ridge tract, being in a west line of a separate 75.0 acre tract out of said Dominion at Oak Ridge Ranch;

THENCE with another division line of said 2373.64 acre Oak Ridge tract, a west line of said separate 75.0 acre tract out of said Dominion at Oak Ridge Ranch, for an east line of subject tract, being the center of the 60 foot wide ingress and egress ranch road easement accessing tracts in the 2373.64 acre Oak Ridge tract, a direction of N.34°12'W., for a distance of 92.94 feet, continuing a direction of N.44°41'W., for a distance of 125.95 feet, continuing a direction of N.32°44'W., for a distance of 147.66 feet, continuing a direction of N.4°26'W., for a distance of 65.21 feet, continuing a direction of N.16°56'W., for a distance of 179.84 feet, continuing a direction of N.22°22'W., for a distance of 146.19 feet, continuing a direction of N.14°32'W., for a distance of 125.03 feet, continuing a direction of N.38°10'W., for a distance of 71.64 feet, and continuing a direction of N.56°25'W., for a distance of 50.81 feet to a set 1/2" iron stake (steel reinforcing bar) marking the northeast corner of subject tract;

RECORDER'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions, and changes were present at the time the instrument was filed and recorded.

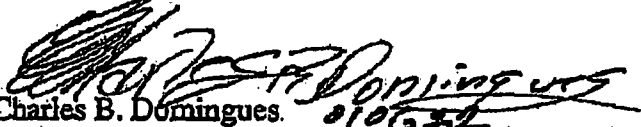
Page 2 of 2 description of 100.0 acres, more or less; Dominion at Oak Ridge Ranch,

THENCE with another division line of said 2373.64 acre Oak Ridge tract, the north line of subject tract, a direction of N.88°23'W., for a distance of 2617.40 feet to the northwest corner of subject tract, which is in a described west line of said 2373.64 acre Oak Ridge tract, which corner is located 3.6 feet, N.88°23'W., from a set 1/2" iron stake in high fence;

THENCE with a described west line of said 2373.64 acre Oak Ridge tract, a direction of S.0°02'02"E., for a distance of 2118.48 feet [*deed total- N.0°02'05"W. 5349.64 feet*] to the place of beginning.

Basis of bearings was derived from astronomic north observations using G.P.S. - R.T.K. system.

Surveyed on the ground and description prepared by, Charles B. Domingues, Registered Professional Land Surveyor No. 1713.


Charles B. Domingues

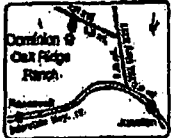
Registered Professional Land Surveyor No. 1713 - Job No. 7475 - Jan. 6, 2022
Only those prints containing the raised seal should be considered official and relied upon by the user.

Domingues & Assoc.

P.O. Box 649 - Hunt, Tx 78024 - Firm 100934-00 - 830/377 7121 - cdomingues@ktc.com

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Dominguez & Assoc.

P.O. Box 649
 Kerrville, TX 78024-0649
 Tel. 830/377 7431 -
 edominguez@kva.com
 Firm No. 100934-00
 D&A Job No. 7475

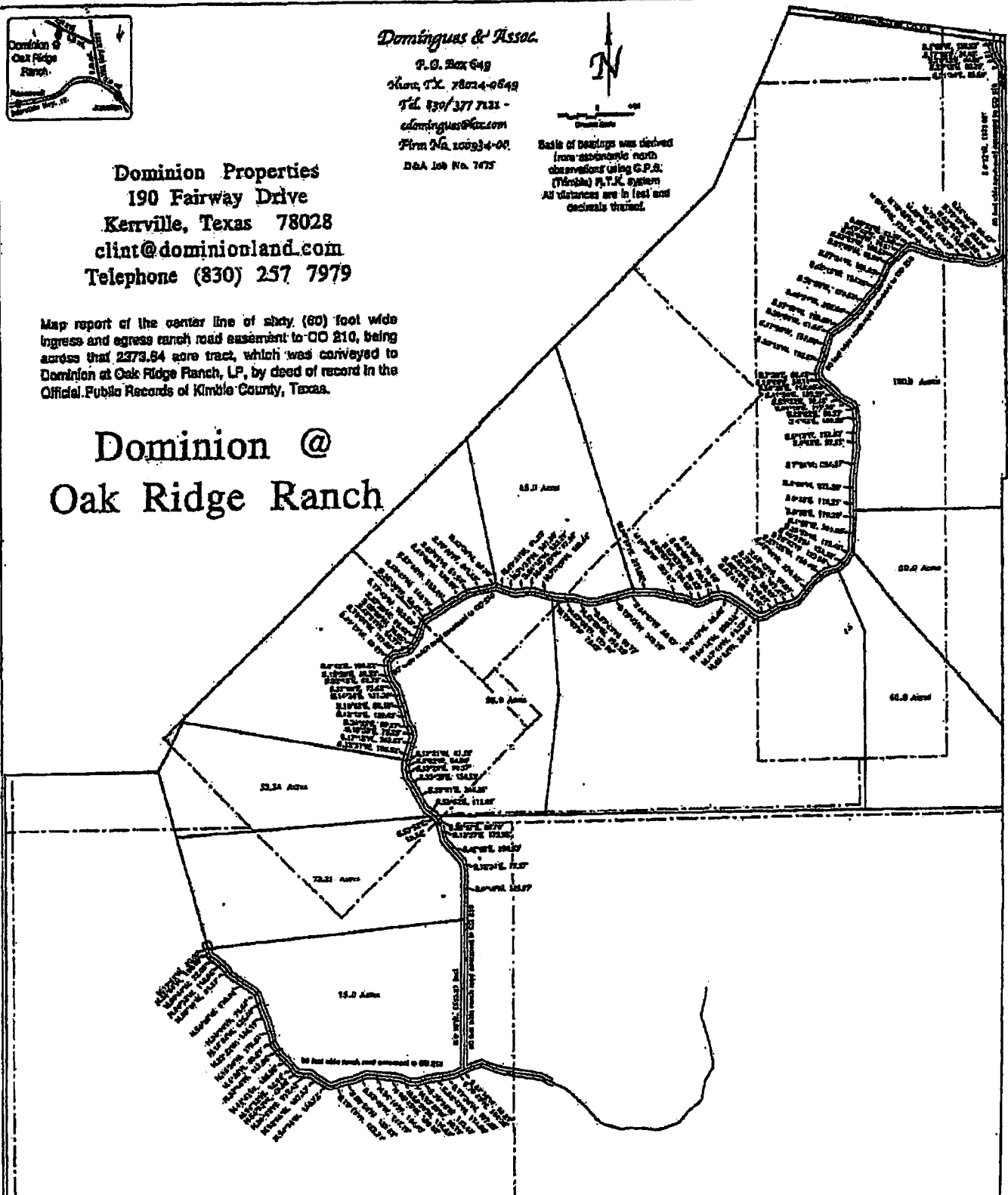


Basis of bearings was derived
 from astronomic north
 observations using G.P.S.
 (Trimble) P.T.K. system.
 All distances are in feet and
 decimals thereof.

Dominion Properties
 190 Fairway Drive
 Kerrville, Texas 78028
 clint@dominionland.com
 Telephone (830) 257 7979

Map report of the center line of sixty (60) foot wide
 ingress and egress ranch road easement to CC 210, being
 across that 2373.64 acre tract, which was conveyed to
 Dominion at Oak Ridge Ranch, LP, by deed of record in the
 Official Public Records of Kimble County, Texas.

**Dominion @
 Oak Ridge Ranch**



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EXHIBIT "B"

Domingues & Assoc.

Professional Land Surveying

Page 1 of 6 - description of 60 foot wide easement, across part of 2373.64 acre Dominion at Oak Ridge Ranch.

All that certain area for ingress and egress easement, sixty (60) feet in width, lying and being situated in the County of Kimble; State of Texas; being across original B&G Wire Line Service, Inc. and Gregory Tatum Survey, Abstract No. 2233; original Survey No. 42, B. S. & F., Abstract No. 1749; and original Survey No. 4, Georgetown R. R. Co., Abstract No. 1930; subject easement being across that 2373.64 acre tract which was conveyed from Rockin E. Cattle, LLP, to Dominion at Oak Ridge Ranch, L.P., which tract is all that 2373.72 acre tract which was conveyed from Jerry L. Eldridge, et ux to Rockin E. Cattle, LLP, by Assumption Deed, dated August 22, 2016, of record in Volume 81, page 49, in the Official Public Records of Kimble County, Texas; and the center line of subject sixty (60) feet wide ingress and egress easement is more particularly described by metes and bounds, as follows, to wit:

BEGINNING at the north end of subject easement, in a north line of that tract which was conveyed from Gregory Tatum and wife, Angela Tatum to Jerry L. Eldridge and wife, Darvis A. Eldridge, by deed dated January 14, 2004, of record in Volume 157, page 381, in the Deed Records of Kimble County, Texas, which is a south line of that 2446.6 acre tract which was conveyed to Dominion @ Scenic Hills L.P., by deed of record in Volume 42, page 311, in the Official Public Records of Kimble County, Texas; for a north line of said 2373.64 acre Oak Ridge Ranch tract, being on the north side of Kimble County Road No. CO 210, which beginning corner is located a distance of 112.75 feet, a direction of N.81°12'W., from a found 1/2" iron stake with cap marked Domingues 1713, [deed Tatum to Eldridge Volume 157, page 381- 3" galvanized iron post] [deed to Dominion @ Scenic Hills- 1/2" iron stake (steel reinforcing bar) with cap marked Domingues 1713 set in post hole] [deed to Oak Ridge Ranch- 1/2" iron rod found] marking the northeast corner of said Tatum to Eldridge and northeast corner of said Rockin E. Cattle, to Dominion at Oak Ridge Ranch, for the northwest corner of that 2416.39 acre tract which part interest was conveyed from Benson B. Terrell et ux., to Arnold J. Natali, by deed dated July 18, 1995, of recorded in Volume 131, page 4, in the Deed Records of Kimble County, Texas;

THENCE with the center of subject 60 foot wide ingress and egress ranch road easement, across said 2373.64 acre Oak Ridge Ranch tract, a direction of S.8°00'W., crossing said Kimble County Road No. CO 210, for a distance of 133.23 feet, continuing a direction of S.17°08'E., for a distance of 31.42 feet, continuing a direction of S.21°13'E., for a distance of 44.06 feet, continuing a direction of S.28°12'E., for a distance of 60.20 feet, and continuing a direction of S.31°34'E., for a distance of 85.50 feet, to a 1/2" iron stake (steel reinforcing bar) set to mark angle, located 30.0 feet, N.89°43'W., from a 1/2" iron stake (steel reinforcing bar) set in the most northerly east line of said 2373.64 acre Dominion at Oak Ridge Ranch;

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Page 2 of 6 - description of 60 foot wide easement, across part of 2373.64 acre Dominion at Oak Ridge Ranch.

THENCE continuing with the center of subject 60 foot wide ingress and egress ranch road easement, across said 2373.64 acre Oak Ridge Ranch tract, a direction of S.0°17'W., for a distance of 1971.07 feet to a 1/2" iron stake (steel reinforcing bar) set to mark a north corner of a 100.0 acre tract out of said Dominion at Oak Ridge Ranch, which corner is located 30.0 feet, N.89°43'W., from a 1/2" iron stake (steel reinforcing bar) set to mark the northeast corner of said 100.0 acre tract out of said Dominion at Oak Ridge Ranch, being in the most northerly east line of said 2373.64 acre Oak Ridge Ranch tract;

THENCE continuing with the center of subject 60 foot wide ingress and egress ranch road easement, across said 2373.64 acre Oak Ridge Ranch tract, a north line of said 100.0 acre tract out of said Dominion at Oak Ridge Ranch, a direction of S.56°40'W., for a distance of 50.87 feet, continuing a direction of S.71°17'W., for a distance of 138.90 feet, continuing a direction of N.83°56'W., for a distance of 88.50 feet, continuing a direction of N.75°53'W., for a distance of 144.02 feet, continuing a direction of N.85°03'W., for a distance of 150.77 feet, continuing a direction of N.76°01'W., for a distance of 252.52 feet, and continuing a direction of N.67°54'W., for a distance of 172.58 feet, to the most northerly corner of said 100.0 acre tract out of said Dominion at Oak Ridge Ranch;

THENCE continuing with the center of subject 60 foot wide ingress and egress ranch road easement, across said 2373.64 acre Oak Ridge Ranch tract, for a west of said 100.0 acre tract out of said Dominion at Oak Ridge Ranch, a direction of S.85°53'W., for a distance of 53.39 feet, continuing a direction of S.49°43'W., for a distance of 65.96 feet, continuing a direction of S.45°24'W., for a distance of 70.81 feet, continuing a direction of S.52°51'W., for a distance of 100.53 feet, continuing a direction of S.31°09'W., for a distance of 66.99 feet, continuing a direction of S.27°24'W., for a distance of 180.23 feet, continuing a direction of S.45°15'W., for a distance of 184.29 feet, continuing a direction of S.37°26'W., for a distance of 179.68 feet, continuing a direction of S.48°31'W., for a distance of 208.06 feet, continuing a direction of S.57°57'W., for a distance of 162.86 feet, continuing a direction of S.30°08'W., for a distance of 61.84 feet, continuing a direction of S.17°09'W., for a distance of 187.09 feet, and continuing a direction of S.20°16'W., for a distance of 183.57 feet, to the most westerly corner of said 100.0 acre tract out of said Dominion at Oak Ridge Ranch;

THENCE continuing with the center of subject 60 foot wide ingress and egress ranch road easement, across said 2373.64 acre Oak Ridge Ranch tract, for a west line said 100.0 acre tract out of said Dominion at Oak Ridge Ranch, a direction of S.7°38'E., for a distance of 66.45 feet, continuing a direction of S.39°00'E., for a distance of 56.11 feet, continuing a direction of S.50°28'E., for a distance of 114.48 feet, continuing a direction of S.41°38'E., for a distance of 105.27 feet, continuing a direction of S.55°32'E., for a distance of 72.40 feet, continuing a direction of S.61°19'E., for a distance of 117.39 feet, continuing a direction of S.25°02'E., for a

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Page 3 of 6 - description of 60 foot wide easement, across part of 2373.64 acre Dominion at Oak Ridge Ranch.

distance of 60.37 feet, continuing a direction of S.4°43'E., for a distance of 169.20 feet, continuing a direction of S.6°13'W., for a distance of 131.63 feet, continuing a direction of S.4°06'E., for a distance of 97.55 feet, continuing a direction of S.7°24'W., for a distance of 294.37 feet, continuing a direction of S.2°08'W., for a distance of 231.28 feet, and continuing a direction of S.0°56'E., for a distance of 119.21 feet to a 1/2" iron stake (steel reinforcing bar) set to mark the southwest corner of said 100.0 acre tract out of said Dominion at Oak Ridge Ranch;

THENCE continuing with the center of subject 60 foot wide ingress and egress ranch road easement, across said 2373.64 acre Oak Ridge Ranch tract, a direction of S.0°56'E., for a distance of 118.28 feet and continuing a direction of S.4°37'W., for a distance of 301.80 feet to a 1/2" iron stake (steel reinforcing bar) set to mark the north corner of a separate 60.0 acre tract out of said Dominion at Oak Ridge Ranch;

THENCE continuing with the center of subject 60 foot wide ingress and egress ranch road easement, across said 2373.64 acre Oak Ridge Ranch tract, for the northwest line of said separate 60.0 acre tract out of said Dominion at Oak Ridge Ranch, a direction of S.29°59'W., for a distance of 113.45 feet and continuing a direction of S.46°25'W., for a distance of 134.52 feet to a 1/2" iron stake (steel reinforcing bar) set to mark the west corner of said separate 60.0 acre tract out of said Dominion at Oak Ridge Ranch;

THENCE continuing with the center of subject 60 foot wide ingress and egress ranch road easement, across said 2373.64 acre Oak Ridge Ranch tract, a direction of S.78°42'W., for a distance of 123.58 feet, continuing a direction of S.51°26'W., for a distance of 150.46 feet, continuing a direction of S.42°09'W., for a distance of 276.82 feet, continuing a direction of S.68°43'W., for a distance of 77.01 feet, continuing a direction of S.78°38'W., for a distance of 107.47 feet, continuing a direction of S.62°54'W., for a distance of 56.09 feet, continuing a direction of S.60°48'W., for a distance of 136.21 feet, continuing a direction of S.82°31'W., for a distance of 41.15 feet, continuing a direction of N.69°22'W., for a distance of 58.84 feet, continuing a direction of N.47°49'W., for a distance of 91.78 feet, continuing a direction of N.56°24'W., for a distance of 230.38 feet, continuing a direction of N.74°48'W., for a distance of 85.60 feet, continuing a direction of S.83°53'W., for a distance of 70.83 feet, continuing a direction of S.64°58'W., for a distance of 139.75 feet, continuing a direction of S.81°00'W., for a distance of 70.59 feet, continuing a direction of N.65°57'W., for a distance of 101.88 feet, continuing a direction of N.77°25'W., for a distance of 333.07 feet, and continuing a direction of N.88°19'W., for a distance of 231.05 feet to a 1/2" iron stake (steel reinforcing bar) set to mark the southwest corner of a separate 65.0 acre tract out of said Dominion at Oak Ridge Ranch;

THENCE continuing with the center of subject 60 foot wide ingress and egress ranch road easement, across said 2373.64 acre Oak Ridge Ranch tract, for the south line of said separate 65.0 acre tract out of said Dominion at Oak Ridge Ranch, a

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direction of S.84°01'W., for a distance of 50.63 feet, continuing a direction of S.76°43'W., for a distance of 346.29 feet, continuing a direction of S.87°43'W., for a distance of 93.77 feet, continuing a direction of N.74°29'W., for a distance of 153.32 feet, continuing a direction of N.87°09'W., for a distance of 173.39 feet, continuing a direction of N.79°03'W., for a distance of 72.85 feet, to a 1/2" iron stake (steel reinforcing bar) set to mark the northeast corner of a separate 80.0 acre tract out of said dominion at Oak Ridge Ranch, continuing a direction of N.75°20'W., for a distance of 195.64 feet, continuing a direction of N.89°21'W., for a distance of 87.39 feet, continuing a direction of S.84°18'W., for a distance of 122.39 feet, continuing a direction of N.71°57'W., for a distance of 107.80 feet, and continuing a direction of N.69°31'W., for a distance of 91.25 feet to a 1/2" iron stake (steel reinforcing bar) set to mark the southwest corner of said separate 65.0 acre tract out of said Dominion at Oak Ridge Ranch;

THENCE continuing with the center of subject 60 foot wide ingress and egress ranch road easement, across said 2373.64 acre Oak Ridge Ranch tract, a northwest to west line of said separate 80.0 acre tract out of said dominion at Oak Ridge Ranch, a direction of S.82°39'W., for a distance of 66.70 feet; continuing a direction of S.78°45'W., for a distance of 241.53 feet, continuing a direction of S.67°41'W., for a distance of 51.50 feet, continuing a direction of S.61°08'W., for a distance of 149.09 feet, continuing a direction of S.57°08'W., for a distance of 182.09 feet, continuing a direction of S.58°47'W., for a distance of 148.79 feet, continuing a direction of S.35°30'W., for a distance of 58.45 feet, continuing a direction of S.17°49'W., for a distance of 103.58 feet, continuing a direction of S.27°29'W., for a distance of 95.62 feet, continuing a direction of S.35°29'W., for a distance of 79.05 feet, continuing a direction of S.49°34'W., for a distance of 58.77 feet, continuing a direction of S.78°01'W., for a distance of 139.09 feet, continuing a direction of S.43°13'W., for a distance of 89.73 feet, continuing a direction of S.0°42'E., for a distance of 106.22 feet, continuing a direction of S.15°38'E., for a distance of 86.23 feet, continuing a direction of S.32°15'E., for a distance of 68.76 feet, continuing a direction of S.37°08'E., for a distance of 73.03 feet, continuing a direction of S.14°38'E., for a distance of 131.39 feet, continuing a direction of S.18°52'E., for a distance of 98.10 feet, continuing a direction of S.12°13'E., for a distance of 129.09 feet, continuing a direction of S.34°55'E., for a distance of 89.67 feet, continuing a direction of S.10°59'E., for a distance of 75.25 feet, continuing a direction of S.17°15'W., for a distance of 143.67 feet, and continuing a direction of S.13°31'W., for a distance of 108.52 feet to a 1/2" iron stake (steel reinforcing bar) set to mark the northeast corner of a separate 53.24 acre tract out of said Dominion at Oak Ridge Ranch;

THENCE continuing with the center of subject 60 foot wide ingress and egress ranch road easement, across said 2373.64 acre Oak Ridge Ranch tract, for the east line of said separate 53.24 acre tract out of said Dominion at Oak Ridge Ranch, a west line of said separate 80.0 acre tract out of said dominion at Oak Ridge Ranch, a direction of S.13°31'W., for a distance of 41.76 feet, continuing a direction of

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Page 5 of 6 - description of 60 foot wide easement, across part of 2373.64 acre Dominion at Oak Ridge Ranch.

S.5°32'W., for a distance of 64.96 feet, continuing a direction of S.13°28'E., for a distance of 79.37 feet, continuing a direction of S.33°20'E., for a distance of 134.55 feet, continuing a direction of S.29°01'E., for a distance of 248.26 feet, and continuing a direction of S.53°52'E., for a distance of 118.89 feet to a 1/2" iron stake (steel reinforcing bar) set to mark the southeast corner of said separate 53.24 acre tract out of said Dominion at Oak Ridge Ranch, for the northeast corner of a separate 72.21 acre tract out of said Dominion at Oak Ridge Ranch, the southwest corner of said separate 80.0 acre tract out of said dominion at Oak Ridge Ranch;

THENCE continuing with the center of subject 60 foot wide ingress and egress ranch road easement, across said 2373.64 acre Oak Ridge Ranch tract, the east line of said separate 72.21 acre tract out of said Dominion at Oak Ridge Ranch, a direction of S.53°52'E., for a distance of 19.52 feet, continuing a direction of S.28°57'E., for a distance of 89.70 feet, continuing a direction of S.13°27'E., for a distance of 173.93 feet, continuing a direction of S.42°05'E., for a distance of 288.53 feet, continuing a direction of S.13°31'E., for a distance of 77.27 feet, and continuing a direction of S.0°18'W., for a distance of 525.07 feet to a 1/2" iron stake (steel reinforcing bar) set to mark the northeast corner of a separate 75.0 acre tract out of said Dominion at Oak Ridge Ranch, for the southeast corner of said separate 72.21 acre tract out of said Dominion at Oak Ridge Ranch;

THENCE continuing with the center of subject 60 foot wide ingress and egress ranch road easement, across said 2373.64 acre Oak Ridge Ranch tract, the east line of said separate 75.0 acre tract out of said Dominion at Oak Ridge Ranch, a direction of S.0°18'W., for a distance of 1563.21 feet to a 1/2" iron stake (steel reinforcing bar) set to mark the intersection of the center of 60 foot wide ingress and egress ranch road easements, across said 2373.64 acre Oak Ridge Ranch tract, for the southeast corner of said separate 75.0 acre tract out of said Dominion at Oak Ridge Ranch;

THENCE continuing with the center of subject 60 foot wide ingress and egress ranch road easement, across said 2373.64 acre Oak Ridge Ranch tract, for the south line of said separate 75.0 acre tract out of said Dominion at Oak Ridge Ranch, a direction of S.61°18'W., for a distance of 14.21 feet, continuing a direction of S.70°47'W., for a distance of 104.25 feet, continuing a direction of S.77°32'W., for a distance of 137.20 feet, continuing a direction of S.82°41'W., for a distance of 114.80 feet, continuing a direction of S.76°36'W., for a distance of 153.89 feet, continuing a direction of N.85°53'W., for a distance of 70.78 feet, continuing a direction of N.66°26'W., for a distance of 115.89 feet, continuing a direction of N.83°48'W., for a distance of 150.83 feet, continuing a direction of N.84°14'W., for a distance of 184.40 feet, continuing a direction of S.67°49'W., for a distance of 147.19 feet, continuing a direction of S.80°58'W., for a distance of 123.61 feet, continuing a direction of S.70°18'W., for a distance of 127.71 feet to the most southerly corner of said separate 75.0 acre tract out of said Dominion at Oak Ridge;

RECORDER'S MEMORANDUM

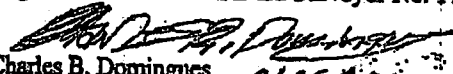
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions, and changes were present at the time the instrument was filed and recorded.

THENCE continuing with the center of subject 60 foot wide ingress and egress ranch road easement, across said 2373.64 acre Oak Ridge Ranch tract, for the southwest line of said separate 75.0 acre tract out of said Dominion at Oak Ridge Ranch, a direction of N.59°38'W., for a distance of 146.72 feet, continuing a direction of N.52°55'W., for a distance of 107.13 feet, continuing a direction of N.88°13'W., for a distance of 117.62 feet, continuing a direction of N.54°53'W., for a distance of 49.40 feet, continuing a direction of N.34°12'W., for a distance of 92.94 feet to a set 1/2" iron stake marking the southeast corner of a separate 100.0 acre tract out of said Dominion at Oak Ridge Ranch, continuing a direction of N.44°41'W., for a distance of 125.95 feet, continuing a direction of N.32°44'W., for a distance of 147.66 feet, continuing a direction of N.4°26'W., for a distance of 65.21 feet, continuing a direction of N.16°56'W., for a distance of 179.84 feet, continuing a direction of N.22°22'W., for a distance of 146.19 feet, continuing a direction of N.14°32'W., for a distance of 125.03 feet, continuing a direction of N.38°10'W., for a distance of 71.64 feet, continuing a direction of N.56°25'W., for a distance of 310.64 feet, continuing a direction of N.36°29'W., for a distance of 91.37 feet, continuing a direction of N.50°38'W., for a distance of 113.68 feet, continuing a direction of N.60°51'W., for a distance of 72.09 feet, and continuing a direction of N.15°55'W., for a distance of 80.00 feet to a 1/2" iron stake (steel reinforcing bar) set to mark the northwest corner of said separate 75.0 acre tract out of said Dominion at Oak Ridge Ranch, for the most southerly corner of said separate 72.21 acre tract out of said Dominion at Oak Ridge Ranch;

THENCE continuing with the center of subject 60 foot wide ingress and egress ranch road easement, across said 2373.64 acre Oak Ridge Ranch tract, for a southwest line of said separate 72.21 acre tract out of said Dominion at Oak Ridge Ranch, a direction of N.15°55'W., for a distance of 20.00 feet to end of ranch road easement, being the center of a 50 foot radius cul-de-sac, (turn-a-round) easement, which end of ranch road easement corner is located a distance of 1888.98 feet, a direction of S.15°55'E., from a nail and washer found in a burnt stump [deed- "nail and washer found in a burnt stump"] being a reentrant corner in the west line of said 2373.64 acre Oak Ridge tract.

Basis of bearings was derived from astronomic north observations using G.P.S. - R.T.K. system.

Surveyed on the ground and field notes prepared by, Charles B. Domingues, Registered Professional Land Surveyor No. 1713.


Charles B. Domingues
Registered Professional Land Surveyor No. 1713 - Job No. 7475 - Jan. 6, 2022

Domingues & Assoc.
P.O. Box 649 - Hunt, Tx. 78024 - Firm 100937-00 - 830 377 7121 - cdomingues@krc.com

RECORDER'S MEMORANDUM

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DOC #00000057850
OPR VOL 122 PAGE 252 - 265 (14 PAGES)

FILED FOR RECORD
AT 4:44 O'CLOCK P. M.

ON THE 24th DAY OF January
A.D., 2022

Hon. Holly Ross Terrell
COUNTY AND DISTRICT CLERK
KIMBLE COUNTY, TEXAS

BY
Karen Page/Carolyn Linnartz, Deputy

STATE OF TEXAS
COUNTY OF KIMBLE

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the named RECORDS of Kimble County, Texas



COUNTY AND DISTRICT
CLERK KIMBLE
COUNTY, TEXAS