

SUR. NO. 41
REBECCA LATHAM
ABST. NO. 1401

TO F.M. HWY.
NO. 471

COUNTY ROAD NO. 5714 (DEVINE - PEARSON - LA COSTE ROAD)

FOUND 1/2" ALUMINUM-CAPPED STEEL
PIN, STAMPED "BMA WCID NO. 1 ROW#" AT 4" STEEL PIPE 2-WAY FENCE CORNER POST

MRS. PATRICK J. LAMON
0.253 ACRE TRACT
VOL. 226 PGS. 578-579
DEED RECORDS

MRS. PATRICK J. LAMON
2 ACRE TRACT
VOL. 184 PGS. 575-576
DEED RECORDS

SUR. NO. 417

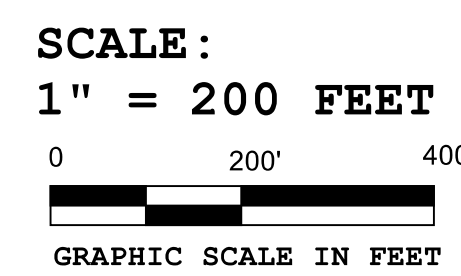
SUR. NO. 417
DOLLY SMITHERMAN
ABST. NO. 1339

116.258 ACRES

93.763 ACRES

SUR. NO. 65
WILLIAM HAWKINS
ABST. NO. 1458

CENTER OF EXISTING
IRRIGATION PIVOT
SYSTEM



NOTE: BEARINGS SHOWN HEREON ARE TRUE GEODETIC (SURFACE) BEARINGS (RELATIVE TO TRUE NORTH) BASED ON GLOBAL POSITIONING SYSTEM (GPS) AND GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS (WGS '84 DATUM).

NOTE: THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TEXAN TITLE INSURANCE COMPANY TITLE COMMITMENT BEARING G.F. NO. VIP11101785, DATED 12/17/2023, BUT WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.

- DENOTES ANGLE POINT IN NORTHWEST R.O.W. LINE OF CANAL (NO PIN SET)
- DENOTES 5/8" STEEL PIN SET AT PROPERTY/TRACT CORNER, EXCEPT WHERE OTHERWISE NOTED
- P — DENOTES PROPERTY LINE
- C — DENOTES CENTERLINE
- S — DENOTES ORIGINAL SURVEY LINE
- E — DENOTES OVERHEAD ELECTRIC TRANSMISSION LINES
- X — DENOTES EXISTING FENCE

DEED RECORD REFERENCES PERTAINING TO SURVEYED PROPERTY SHOWN HEREON:

SAFE HARBOUR EAT-XXX, LLC TO MARK J. LAMON, JR., & ASHLEY F. LAMON
198.818 ACRE TRACT
"TRACT 1"
13.30 ACRES -- LOT 1-A, BLOCK 7 SAN ANTONIO TRUST SUBDIVISION
"TRACT 2"
INSTRUMENT NO. 2023002376
OFFICIAL PUBLIC RECORDS
03/15/2023

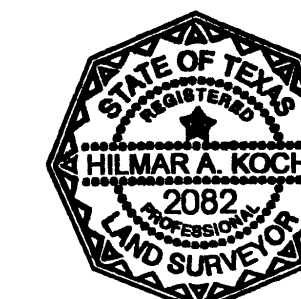
(198.818 ACRE TRACT DESCRIBED IN VOL. 695 PGS. 1112-1118 OFFICIAL PUBLIC RECORDS & 13.30 ACRE TRACT SHOWN ON PLAT AS A 13.76 ACRE TRACT IN VOL. 837 PGS. 1091-1095 OFFICIAL PUBLIC RECORDS)

NOTE: EASEMENTS & DOCUMENTS THAT DO NOT PERTAIN TO OR AFFECT SURVEYED PROPERTY SHOWN HEREON:

- 1.) VOL. 15, PAGE 208, DEED RECORDS
- 2.) VOL. 20, PAGE 238, DEED RECORDS
- 3.) VOL. 81, PAGE 578, DEED RECORDS
- 4.) VOL. 86, PAGE 148, DEED RECORDS
- 5.) VOL. 151, PAGE 141, DEED RECORDS
- 6.) VOL. 151, PAGE 439, DEED RECORDS
- 7.) VOL. 160, PAGE 339, DEED RECORDS

THE STATE OF TEXAS:
COUNTY OF MEDINA:

I HEREBY STATE THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTIONS (210.021 ACRE TRACT & 116.258 ACRE TRACT) CORRECTLY REPRESENT AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, ON THE DATES GIVEN; AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCRAGEMENTS, EXCEPT AS SHOWN HEREON.



Hilmar A. Koch
HILMAR A. KOCH
REG. PROF. LAND SURVEYOR NO. 2082

PLAT SHOWING A PERIMETER/BOUNDARY AND DIVISION SURVEY OF A 210.021 ACRE TRACT OF LAND; BEING THE SOUTHEAST MAJOR PORTION OF THE SAME LANDS REFERRED TO AS A 198.818 ACRE TRACT, DESIGNATED AS "TRACT 1" (DESCRIBED IN VOL. 695, PGS. 1112-1118, OFFICIAL PUBLIC RECORDS), AND ALL OF 13.30 ACRES (LOT 1-A, BLOCK 7, SAN ANTONIO TRUST SUBDIVISION OF LANDS -- VOL. 2, SHEET D, PAGE 168, PLAT RECORDS), DESIGNATED AS "TRACT 2" (SHOWN ON A PLAT AS 13.76 ACRES IN VOL. 837, PGS. 1091-1095, OFFICIAL PUBLIC RECORDS), AS RECORDED IN INSTRUMENT NO. 2023002376, OFFICIAL PUBLIC RECORDS; SITUATED WITHIN SUR. NO. 65, WILLIAM HAWKINS, ABST. NO. 1458, AND SUR. NO. 417, DOLLY SMITHERMAN, ABST. NO. 1339, ABOUT 18.3 MILES S 74° E OF THE CITY OF HONDO, 1.3 MILES EAST OF PEARSON, ON AND SOUTH OF COUNTY ROAD NO. 5714 (DEVINE-PEARSON-LA COSTE ROAD), ON AND EAST OF COUNTY ROAD NO. 5715 (MANN ROAD), IN MEDINA COUNTY, TEXAS.

SURVEYED: MAY 22 & JULY 10, 2007; DECEMBER 26, 2023; & MARCH 14, 2024; FOR
MARK J. (JOEY) LAMON, JR. & ASHLEY F. LAMON