

NORTH
0' 100' 200'
SCALE: 1" = 100'

LEGEND

() RECORD BEARING & DISTANCE
 CDS CONCRETE DRAINAGE STRUCTURE
 CLV CULVERT
 OFF OPEN POST FOUND
 DA DRIVEWAY APRON
 DOC DOCUMENT
 DRKC DEED RECORDS OF KERR COUNTY
 IRCF 1/2" IRON ROD WITH CAP FOUND (STAMPING NOTED)
 IRF 1/2" IRON ROD FOUND
 MFF METAL POST FOUND
 NO NUMBER
 ORPK OFFICIAL PUBLIC RECORDS OF KERR COUNTY
 PG PAGE
 POB POINT OF BEGINNING
 PRKC PLAT RECORDS OF KERR COUNTY
 SN SON
 V/L VENDOR'S LIEN
 VOL VOLUME

ASPHALT
 CALICHE
 CONCRETE

1/2" IRON ROD WITH "X" CAP SET
 PROPERTY CORNER (TYPE NOTED)
 TxDOT RIGHT-OF-WAY MARKER TYPE II FOUND (BRONZE DISK IN CONCRETE)
 REFERENCE CORNER (TYPE NOTED)

ADJOURNER LINE
 BOUNDARY LINE
 BUILDING SETBACK LINE
 EASEMENT LINE
 HOGWIRE FENCE LINE
 ORIGINAL SURVEY LINE

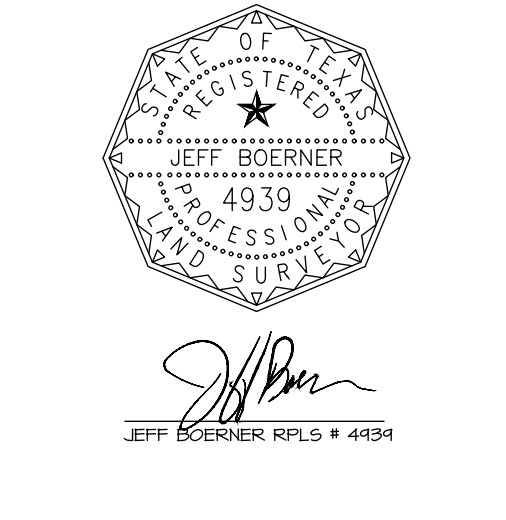
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°50'48" E	13.00
L2	N 89°50'48" E	17.77
L3	N 17°10'00" E	2.92
L4	N 00°28'54" E	42.03
L5	N 01°45'30" E	105.48
L6	N 07°59'30" E	80.86
L7	N 18°41'18" E	58.54
L8	N 00°48'00" E	24.02
L9	N 00°18'30" E	45.62
L10	N 04°20'00" E	38.31
L11	N 10°36'48" E	174.67
L12	N 18°59'48" E	81.54
L13	N 17°52'00" E	242.48
L14	N 20°16'28" E	180.08
L15	N 23°00'00" E	342.27
L16	N 24°22'28" E	86.47
L17	N 27°28'48" E	84.50
L18	N 30°22'06" E	142.64
L19	N 30°54'30" E	47.48
L20	N 31°04'18" E	160.50
L21	N 33°19'28" E	49.33
L22	N 27°10'00" E	51.46
L23	N 23°31'30" E	250.49
L24	N 20°44'30" E	40.04
L25	N 20°20'18" E	52.31
L26	N 10°44'54" E	29.14
L27	N 02°50'00" E	14.46
L28	N 00°50'00" E	284.47
L29	N 00°48'00" E	180.67
L30	N 88°02'12" E	4.88
L31	N 88°19'18" E	4.80
L32	S 00°15'34" E	405.50
L33	S 01°01'30" E	365.44
L34	S 01°36'18" E	18.30
L35	S 88°59'48" E	403.30
L36	S 88°21'12" E	10.72

SURVEYOR'S AFFIRMATION

STATE OF TEXAS §
 COUNTY OF KERR §

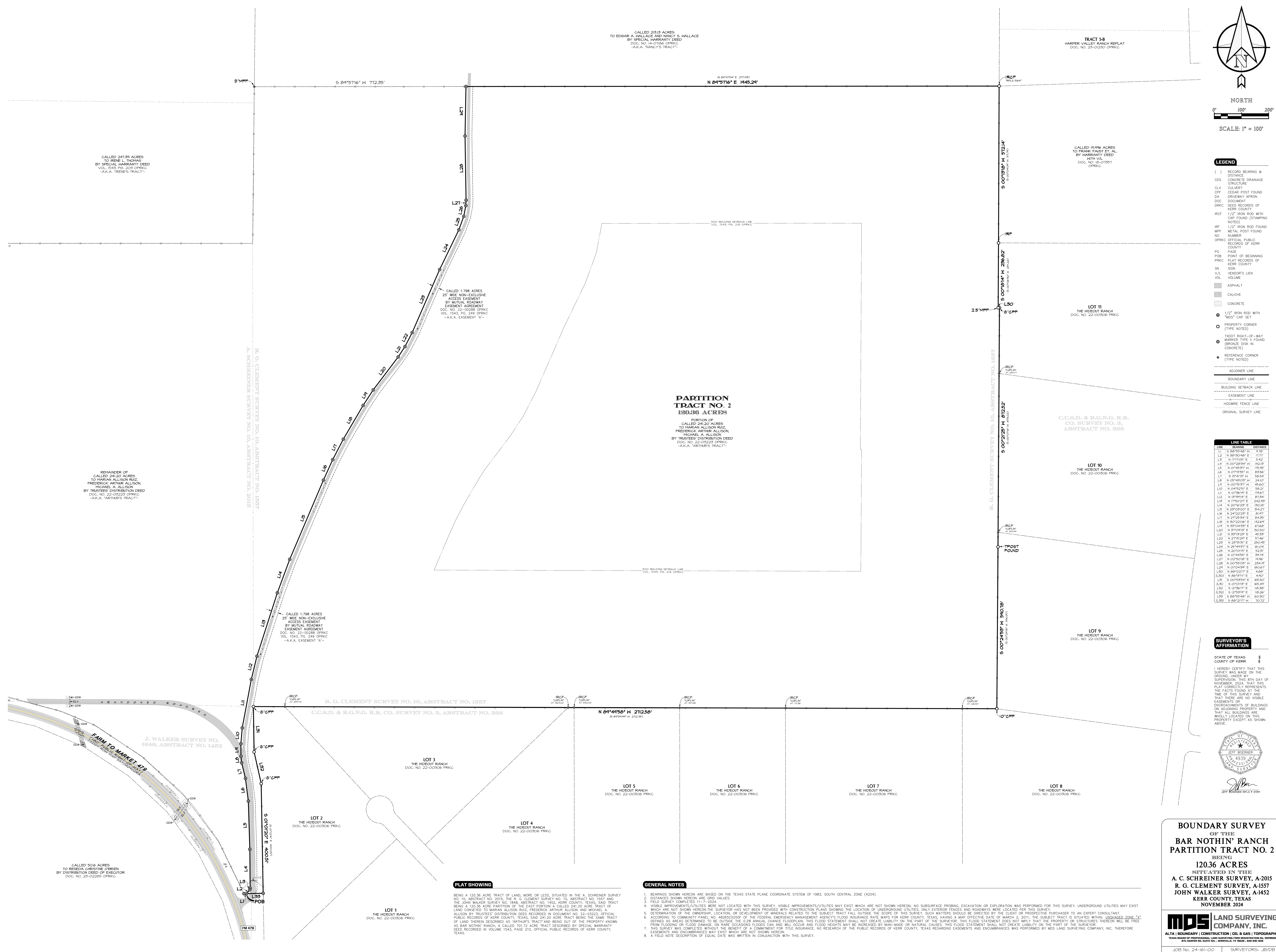
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 8TH DAY OF NOVEMBER, 2024, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OF BUILDINGS OR DRIVING PROPOSED ROAD THAT ALL BUILDINGS ARE PROPERLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.



BOUNDARY SURVEY OF THE BAR NOTHIN' RANCH PARTITION TRACT NO. 2 BEING 120.36 ACRES
 SHEET 1 OF 2
 A. C. SCHREINER SURVEY, A-2015
 R. G. CLEMENT SURVEY, A-1557
 JOHN WALKER SURVEY, A-1452
 KERR COUNTY, TEXAS
 NOVEMBER 2024

MDS LAND SURVEYING COMPANY, INC.
 ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC
 878 HARPER RD. SUITE 101 • HERRVILLE, TX 76849 • 817-616-1818

JOB NO. 24-161-00 SURVEYORS: JBD/DE



PARTITION TRACT NO. 2
 120.36 ACRES
 PORTION OF CALLED 241.20 ACRES TO MARIAN ALLISON RUIZ, FREDERICK ARTHUR ALLISON, MICHAEL A. ALLISON BY TRUSTEES' DISTRIBUTION DEED DOC. NO. 22-00306 PRKC -A.K.A. "ARTHUR'S TRACT".

PLAT SHOWING

BEING A 120.36 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE A. SCHREINER SURVEY NO. 10, ABSTRACT NO. 2015, THE R. G. CLEMENT SURVEY NO. 10, ABSTRACT NO. 1557 AND THE JOHN WALKER SURVEY NO. 1848, ABSTRACT NO. 1452, KERR COUNTY, TEXAS, SAID TRACT BEING A 120.36 ACRE PORTION OF THE EAST PORTION A CALLED 241.20 ACRE TRACT OF LAND CONVEYED TO MARIAN ALLISON RUIZ, FREDERICK ARTHUR ALLISON AND MICHAEL A. ALLISON BY TRUSTEES' DISTRIBUTION DEED RECORDED IN DOCUMENT NO. 22-03223, OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS, SAID 241.20 ACRE TRACT BEING THE SAME TRACT OF LAND THEREIN DESCRIBED AS ARTHUR'S TRACT AND BEING OUT OF THE PROPERTY KNOWN AS BAR NOTHIN' RANCH, A CALLED 701.72 ACRE TRACT DESCRIBED BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 1943, PAGE 210, OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS.

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204).
- DISTANCES SHOWN HEREON ARE GRID VALUES.
- FIELD SURVEY COMPLETED 11-7-2024.
- VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY. VISIBLE IMPROVEMENTS/UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON. THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES ONLY EXTERIOR FENCES AND ROADWAYS WERE LOCATED FOR THIS SURVEY.
- DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
- ACCORDING TO COMMUNITY PANEL NO. 482050250P OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR KERR COUNTY, TEXAS, HAVING A MAP EFFECTIVE DATE OF MARCH 2, 2011, THE SUBJECT TRACT IS SITUATED WITHIN UNSHADED ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. NO RESEARCH OF THE PUBLIC RECORDS OF KERR COUNTY, TEXAS REGARDING EASEMENTS AND ENCUMBRANCES WAS PERFORMED BY MDS LAND SURVEYING COMPANY, INC. THEREFORE EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN HEREON.
- A FIELD NOTE DESCRIPTION OF EQUAL DATE WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY.