

LINE	BEARING	DISTANCE	RECORD BEARING	RECORD DISTANCE
L1	N85°30'03"E	36.57'	[(N89°47'28"E)]	[(35.00')]
L2	S89°56'10"E	35.00'	[(N90°00'00"E)]	(35.00')
L3	N83°17'58"E	24.60'	[(N83°23'00"E)]	(24.60')
L4	N83°17'58"E	23.52'	[(N83°23'00"E)]	(24.60')
L5	S00°00'38"W	25.00'		
L6	N49°52'58"E	53.71'	[(N49°53'34"E)]	[(53.92')]

LOT 39, BLOCK 33
SAN ANTONIO TRUST SUBDIVISION
VOL. 2, PG. 2
P.R.M.D.C.T.

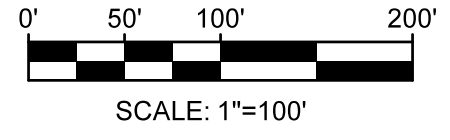
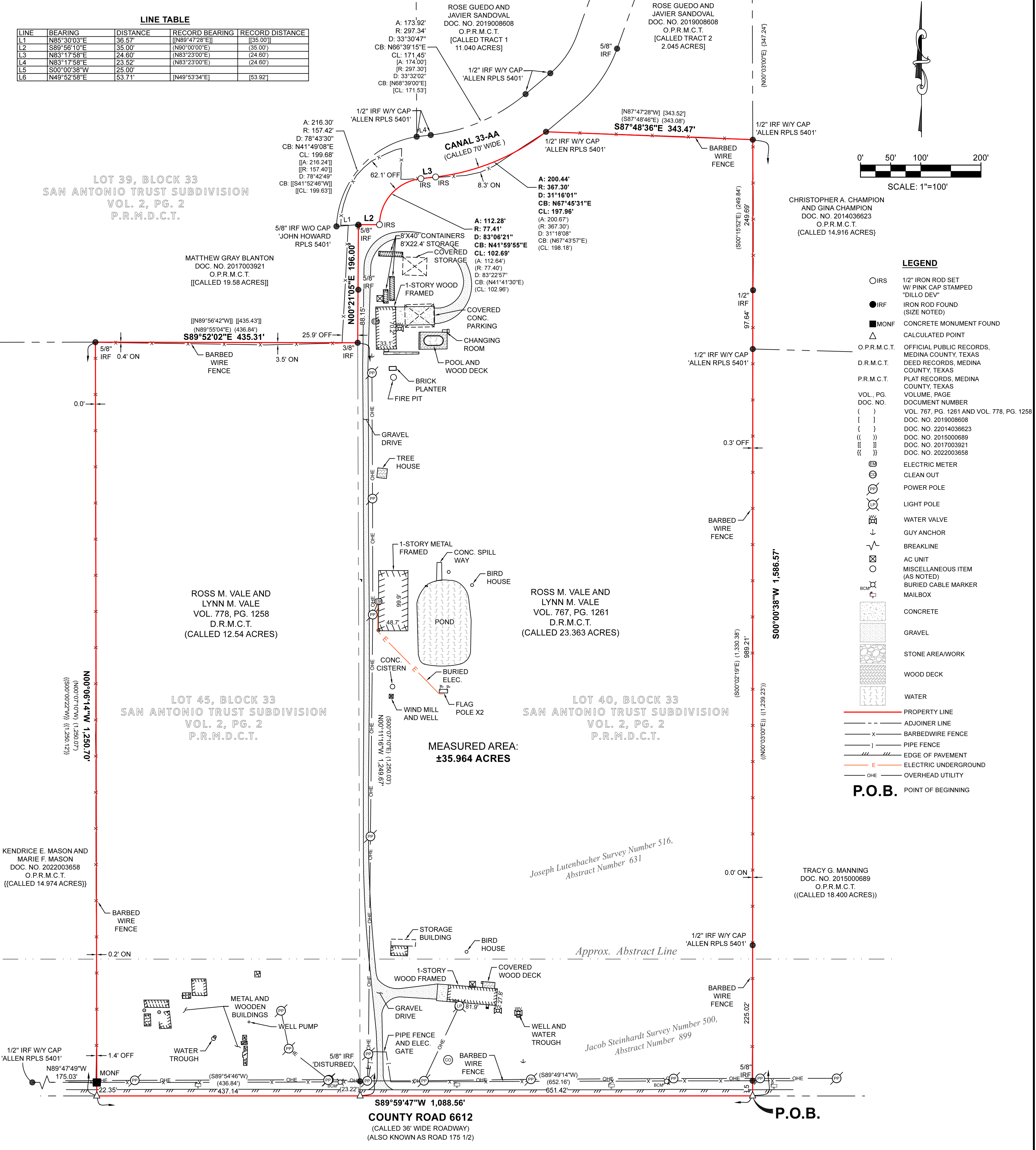
MATTHEW GRAY BLANTON
DOC. NO. 2017003921
O.P.R.M.C.T.
[[CALLED 19.58 ACRES]]

ROSS M. VALE AND
LYNN M. VALE
VOL. 778, PG. 1258
D.R.M.C.T.
(CALLED 12.54 ACRES)

LOT 45, BLOCK 33
SAN ANTONIO TRUST SUBDIVISION
VOL. 2, PG. 2
P.R.M.D.C.T.

LOT 40, BLOCK 33
SAN ANTONIO TRUST SUBDIVISION
VOL. 2, PG. 2
P.R.M.D.C.T.

MEASURED AREA:
±35.964 ACRES



CHRISTOPHER A. CHAMPION
AND GINA CHAMPION
DOC. NO. 2014036623
O.P.R.M.C.T.
[[CALLED 14.916 ACRES]]

- LEGEND**
- IRS 1/2" IRON ROD SET W/ PINK CAP STAMPED "DILLO DEV"
 - IRF IRON ROD FOUND (SIZE NOTED)
 - MONF CONCRETE MONUMENT FOUND
 - △ CALCULATED POINT
 - O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS, MEDINA COUNTY, TEXAS
 - D.R.M.C.T. DEED RECORDS, MEDINA COUNTY, TEXAS
 - P.R.M.C.T. PLAT RECORDS, MEDINA COUNTY, TEXAS
 - VOL., PG. VOLUME, PAGE
 - DOC. NO. DOCUMENT NUMBER
 - () VOL. 767, PG. 1261 AND VOL. 778, PG. 1258
 - [] DOC. NO. 2019008608
 - { } DOC. NO. 22014036623
 - { } DOC. NO. 2015000689
 - { } DOC. NO. 2017003921
 - { } DOC. NO. 2022003658
 - ⊕ ELECTRIC METER
 - ⊖ CLEAN OUT
 - ⊙ POWER POLE
 - ⊚ LIGHT POLE
 - ⊛ WATER VALVE
 - ⊜ GUY ANCHOR
 - ⊝ BREAKLINE
 - ⊞ AC UNIT
 - MISCELLANEOUS ITEM (AS NOTED)
 - ⊟ BURIED CABLE MARKER
 - ⊠ MAILBOX
 - ▨ CONCRETE
 - ▩ GRAVEL
 - ▧ STONE AREA/WORK
 - ▦ WOOD DECK
 - ▥ WATER
 - PROPERTY LINE
 - - - ADJOINER LINE
 - x- BARBED WIRE FENCE
 - j- PIPE FENCE
 - /// EDGE OF PAVEMENT
 - E- ELECTRIC UNDERGROUND
 - OHE- OVERHEAD UTILITY
- P.O.B.** POINT OF BEGINNING

KENDRICE E. MASON AND
MARIE F. MASON
DOC. NO. 2022003658
O.P.R.M.C.T.
[[CALLED 14.974 ACRES]]

TRACY G. MANNING
DOC. NO. 2015000689
O.P.R.M.C.T.
[[CALLED 18.400 ACRES]]

Joseph Lutenbacher Survey Number 516,
Abstract Number 631

Approx. Abstract Line

Jacob Steinhardt Survey Number 500,
Abstract Number 899

COUNTY ROAD 6612
(CALLED 36' WIDE ROADWAY)
(ALSO KNOWN AS ROAD 175 1/2)

GENERAL NOTES:

- BEARINGS ARE BASED ON PROPERTY CORNERS FOUND AND ROTATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204), NAD 1983, GEOID 18. DISTANCES ARE IN U.S. SURVEY FEET (SURFACE). SURFACE ADJUSTMENT FACTOR: 1.00013 PER TXDOT FOR MEDINA COUNTY
- UNDERGROUND UTILITIES NOT LOCATED OR SHOWN.
- PROPERTY IS SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THE SURVEYOR DID NOT RESEARCH THE DEED RECORDS.
- PER WWW.FEMA.GOV, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN MAP NUMBER 48325C0670C, DATED 4/3/2012
- FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. MEASUREMENTS ARE TO THE INSIDE OF THE FENCE FROM THE SUBJECT PROPERTY. THE FENCE LINE MAY MEANDER BETWEEN MEASURED LOCATIONS.
- OWNERSHIP DEED RECORDED IN VOLUME 767, PAGE 1261 AND VOLUME 778, PAGE 1258, DEED RECORDS, MEDINA COUNTY, TEXAS.
- A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED WITH THIS SURVEY.

SURVEYOR'S CERTIFICATION

TO: CURRENT OWNERS (ROSS M. VALE AND LYNN M. VALE)

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III LAND TITLE SURVEY.

THE FIELD WORK WAS COMPLETED ON AUGUST 21, 2024

Seth Reichenau
SETH REICHENAU,
R.P.L.S. NO. 6735
SEPTEMBER 18, 2024

FIELD CREW: LDR, TCP, DP
DRAWN BY: LDR

REVISION #1: ADDED ADDRESSES, WELL PUMP 9-18-24



LAND TITLE SURVEY

35.964 ACRES
PART OF LOT 40 AND LOT 45, BLOCK 33
SAN ANTONIO TRUST SUBDIVISION
VOLUME 2, PAGE 2
PLAT RECORDS, MEDINA COUNTY, TEXAS
ADDRESS: 803, 804, 792, 799, 823 CR 6612, DEVINE TX.

PREPARED FOR
Ross & Lynn Vale

SURVEYOR
DILLO DEV

engineering | surveying | planning
Contact: Seth Reichenau, RPLS
Tel: (830) 282-0333 Email: Info@DilloDev.com
Address: 967 Broadway, New Braunfels, TX 78130
TX Engineering Firm No. F-22833
TX Surveying Firm No. 10194711 JOB NO. 24104
SHEET 1 OF 1