

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

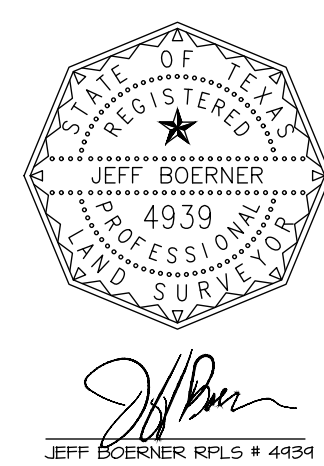
LEGEND

- () RECORD BEARING & DISTANCE
- CDL CONCRETE DRAINAGE STRUCTURE
- CLV CULVERT
- CPF CEDAR POST FOUND
- DA DRIVEWAY APRON
- DOC DOCUMENT
- DRIC DEED RECORDS OF KERR COUNTY
- IRCF 1/2" IRON ROD WITH CAP FOUND (STAMPING NOTED)
- IRF 1/2" IRON ROD FOUND
- MPF METAL POST FOUND
- NO NUMBER
- OPRKC OFFICIAL PUBLIC RECORDS OF KERR COUNTY
- PC PAGE
- POB POINT OF BEGINNING
- PRKC PLAT RECORDS OF KERR COUNTY
- SN SIGN
- V/L VENDOR'S LIEN
- VOL VOLUME
- ASPHALT
- CAULICHE
- CONCRETE
- SCALE BREAK
- 1/2" IRON ROD WITH "MST" CAP SET
- PROPERTY CORNER (TYPE NOTED)
- TXDOT RIGHT-OF-WAY MARKER TYPE I FOUND (CONCRETE MONUMENT)
- TXDOT RIGHT-OF-WAY MARKER TYPE II FOUND (BRONZE DISK IN CONCRETE)
- REFERENCE CORNER (TYPE NOTED)
- ADJONER LINE
- BOUNDARY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- HOGWIRE FENCE LINE
- ORIGINAL SURVEY LINE

LINE	BEARING	DISTANCE
L1	N 30°51'01" E	29.52
L1.1	N 28°12'42" E	29.18
L2	N 37°03'53" E	207.54
L2.1	N 37°18'25" E	207.54
L3	N 46°59'43" E	207.54
L3.1	N 47°03'18" E	207.54
L4	N 56°02'18" E	207.54
L4.1	N 56°02'18" E	207.54
L5	N 68°14'52" E	143.77
L5.1	N 68°22'28" E	143.77
L6	N 70°26'25" E	212.70
L6.1	N 70°26'25" E	212.70
L7	N 82°22'28" E	233.84
L7.1	N 82°22'28" E	233.84
L8	N 84°14'42" E	445.47
L8.1	N 84°14'42" E	445.47
L9	N 84°14'42" E	445.47
L9.1	N 84°14'42" E	445.47
L10	N 84°14'42" E	445.47
L10.1	N 84°14'42" E	445.47
L11	N 84°14'42" E	445.47
L11.1	N 84°14'42" E	445.47
L12	N 84°14'42" E	445.47
L12.1	N 84°14'42" E	445.47
L13	N 84°14'42" E	445.47
L13.1	N 84°14'42" E	445.47
L14	N 84°14'42" E	445.47
L14.1	N 84°14'42" E	445.47
L15	N 84°14'42" E	445.47
L15.1	N 84°14'42" E	445.47
L16	N 84°14'42" E	445.47
L16.1	N 84°14'42" E	445.47
L17	N 84°14'42" E	445.47
L17.1	N 84°14'42" E	445.47
L18	N 84°14'42" E	445.47
L18.1	N 84°14'42" E	445.47
L19	N 84°14'42" E	445.47
L19.1	N 84°14'42" E	445.47
L20	N 84°14'42" E	445.47
L20.1	N 84°14'42" E	445.47
L21	N 84°14'42" E	445.47
L21.1	N 84°14'42" E	445.47
L22	N 84°14'42" E	445.47
L22.1	N 84°14'42" E	445.47
L23	N 84°14'42" E	445.47
L23.1	N 84°14'42" E	445.47
L24	N 84°14'42" E	445.47
L24.1	N 84°14'42" E	445.47
L25	N 84°14'42" E	445.47
L25.1	N 84°14'42" E	445.47
L26	N 84°14'42" E	445.47
L26.1	N 84°14'42" E	445.47
L27	N 84°14'42" E	445.47
L27.1	N 84°14'42" E	445.47
L28	N 84°14'42" E	445.47
L28.1	N 84°14'42" E	445.47
L29	N 84°14'42" E	445.47
L29.1	N 84°14'42" E	445.47
L30	N 84°14'42" E	445.47
L30.1	N 84°14'42" E	445.47
L31	N 84°14'42" E	445.47
L31.1	N 84°14'42" E	445.47
L32	N 84°14'42" E	445.47
L32.1	N 84°14'42" E	445.47
L33	N 84°14'42" E	445.47
L33.1	N 84°14'42" E	445.47
L34	N 84°14'42" E	445.47
L34.1	N 84°14'42" E	445.47
L35	N 84°14'42" E	445.47
L35.1	N 84°14'42" E	445.47
L36	N 84°14'42" E	445.47
L36.1	N 84°14'42" E	445.47
L37	N 84°14'42" E	445.47
L37.1	N 84°14'42" E	445.47
L38	N 84°14'42" E	445.47
L38.1	N 84°14'42" E	445.47
L39	N 84°14'42" E	445.47
L39.1	N 84°14'42" E	445.47
L40	N 84°14'42" E	445.47
L40.1	N 84°14'42" E	445.47
L41	N 84°14'42" E	445.47
L41.1	N 84°14'42" E	445.47
L42	N 84°14'42" E	445.47
L42.1	N 84°14'42" E	445.47
L43	N 84°14'42" E	445.47
L43.1	N 84°14'42" E	445.47
L44	N 84°14'42" E	445.47
L44.1	N 84°14'42" E	445.47
L45	N 84°14'42" E	445.47
L45.1	N 84°14'42" E	445.47
L46	N 84°14'42" E	445.47
L46.1	N 84°14'42" E	445.47

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 EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.



BOUNDARY SURVEY OF THE BAR NOTHIN' RANCH PARTITION TRACT NO. 1 BEING 120.72 ACRES
SHEFFA LEEVIN TRISTE
A. C. SCHREINER SURVEY, A-1015
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
12000 W. STATE ST. SUITE 100 • DALLAS, TX 75244 • 972-443-8888
JOB No. 24-161-00 SURVEYORS: JB/DV

PLAT SHOWING

BEING A 120.72 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 120.72 ACRE PARTITION OF THE WEST PORTION A CALLED 241.20 ACRE TRACT OF LAND CONVEYED TO MARIAN ALLISON RUIZ, FREDERICK ARTHUR ALLISON AND MICHAEL A. ALLISON BY TRUSTEE'S DISTRIBUTION DEED, RECORD IN DOCUMENT NO. 22-02283 OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS, SAID 241.20 ACRE TRACT BEING THE SAME TRACT OF LAND THEREIN DESCRIBED AS WALKER'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 1543, 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 WAS NOT PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. ONLY EXTERIOR FENCES AND ROADWAYS WERE LOCATED PER 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 PLANS NO. 482800020F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR KERR COUNTY, TEXAS, HAVING A MAP EFFECTIVE DATE OF MARCH 2, 2010, 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.



PARTITION TRACT NO. 1 120.72 ACRES
PORTION OF CALLED 241.20 ACRES TO MARIAN ALLISON RUIZ, FREDERICK ARTHUR ALLISON, MICHAEL A. ALLISON BY TRUSTEE'S DISTRIBUTION DEED, DOC. NO. 22-02283 OPRKC -A.K.A. WALKER'S TRACT-

CALLLED 219.18 ACRES TO EDGAR A. HALLAGE AND NANCY S. HALLAGE BY SPECIAL WARRANTY DEED, DOC. NO. 14-07186 OPRKC -A.K.A. NANCY'S TRACT-

CALLLED 1.798 ACRES 25' WIDE NON-EXCLUSIVE ACCESS EASEMENT BY MUTUAL ROADWAY EASEMENT AGREEMENT, DOC. NO. 22-02288 OPRKC VOL. 1543, PG. 249 OPRKC -A.K.A. EASEMENT 'A'-

REMANDER OF CALLED 241.20 ACRES TO MARIAN ALLISON RUIZ, FREDERICK ARTHUR ALLISON, MICHAEL A. ALLISON BY TRUSTEE'S DISTRIBUTION DEED, DOC. NO. 22-02283 OPRKC -A.K.A. WALKER'S TRACT-

CALLLED 1.798 ACRES 25' WIDE NON-EXCLUSIVE ACCESS EASEMENT BY MUTUAL ROADWAY EASEMENT AGREEMENT, DOC. NO. 22-02288 OPRKC VOL. 1543, PG. 249 OPRKC -A.K.A. EASEMENT 'A'-

CALLLED 50.6 ACRES TO RESEDA CHRISTINE O'BRIEN BY DISTRIBUTION DEED OF EXECUTOR, DOC. NO. 23-02285 OPRKC

CALLLED 306.8 ACRES TO C. J. ROY THE RANCH, LLC BY SPECIAL WARRANTY DEED, DOC. NO. 15-02940 OPRKC

CALLLED 241.91 ACRES TO REBE L. THOMAS BY SPECIAL WARRANTY DEED VOL. 1543, PG. 203 OPRKC -A.K.A. THOMAS' TRACT-

(N 84°51'02" E 266.026')

(N 84°57'16" E 172.25')

(N 84°57'16" E 1845.24')

(N 02°02'00" E 571.122')

(N 02°02'00" E 571.122')

R. G. CLEMENT SURVEY NO. 10, ABSTRACT NO. 1557
A. SCHREINER SURVEY NO. 10, ABSTRACT NO. 2015
C.C.S.D. & R.G.N.G. R.R. CO. SURVEY NO. 8, ABSTRACT NO. 888

LOT 2 THE HEDEOUT RANCH DOC. NO. 22-02306 OPRKC

LOT 3 THE HEDEOUT RANCH DOC. NO. 22-02306 OPRKC

LOT 4 THE HEDEOUT RANCH DOC. NO. 22-02306 OPRKC

LOT 1 THE HEDEOUT RANCH DOC. NO. 22-02306 OPRKC