

LEGEND

- BOUNDARY LINE
- FENCE
- ROAD
- ADJOINER
- ELECTRIC UTILITY
- ROAD
- STRUCTURE
- DEED LINE
- EASEMENT
- WATER UTILITY
- TELEPHONE UTILITY
- 3" DIAM. PIPE FENCE POST (UNLESS OTHERWISE NOTED)
- UNMARKED CORNER
- SET 1/2" DIAM. REBAR WITH CAP MARKED "RPLS/6418"

SCALE: 1" = 1000'

Indefinite Boundary

County Line

LINE	BEARING	DISTANCE
L1	N 01°14'16" W	109.14'
L2	N 06°35'23" E	271.52'
L3	N 07°57'21" E	284.28'
L4	N 07°06'41" E	722.34'
L5	N 12°51'00" E	238.43'
L6	N 53°33'28" E	283.09'
L7	N 12°54'38" E	4243.51'
L8	N 71°12'51" E	3460.02'
L9	N 05°50'03" W	20.08'
L10	N 01°03'42" W	238.45'
L11	N 13°17'19" E	720.09'
L12	N 02°53'58" E	275.00'
L13	N 01°06'27" W	414.72'
L14	N 03°06'45" W	243.67'
L15	N 05°57'48" W	351.04'
L16	N 03°07'59" E	481.70'
L17	N 04°51'02" E	401.35'
L18	N 05°10'45" E	307.07'
L19	N 04°19'50" E	417.01'
L20	N 03°09'19" E	218.39'
L21	N 03°56'45" E	485.04'
L22	N 19°00'42" W	584.28'
L23	N 18°48'18" W	194.12'
L24	N 10°46'00" W	203.08'
L25	N 08°02'40" W	424.42'
L26	N 18°22'22" W	166.52'
L27	N 66°03'23" E	163.27'
L28	S 73°29'40" E	259.48'
L29	N 68°18'04" E	331.48'
L30	S 89°26'32" E	151.03'
L31	N 74°44'11" E	144.20'
L32	N 70°08'32" E	126.22'
L33	S 77°54'34" E	242.68'
L34	N 83°49'11" E	278.08'
L35	S 80°28'55" E	325.22'
L36	N 83°27'23" E	196.33'
L37	N 66°31'26" E	637.25'
L38	S 78°33'19" E	243.53'
L39	N 88°02'48" E	155.07'
L40	S 68°41'18" E	293.24'
L41	N 65°30'53" E	208.40'
L42	N 16°02'58" W	161.57'
L43	N 70°19'56" E	1023.07'
L44	S 05°47'55" E	1339.78'
L45	S 71°36'02" E	1229.86'
L46	N 80°52'23" E	1539.82'
L47	S 18°42'50" E	2817.57'
L48	S 71°27'05" E	2051.09'
L49	N 71°20'55" E	3384.93'
L50	N 84°35'13" E	3827.88'
L51	S 40°54'08" E	926.38'
L52	S 88°46'03" E	0.80'
L53	S 40°54'56" E	2742.88'
L54	S 01°13'39" W	1.83'
L55	S 19°07'39" E	2363.46'
L56	S 70°05'42" W	5199.85'
L57	S 18°50'35" E	4154.31'
L58	S 69°48'47" W	3299.05'
L59	S 76°15'23" W	433.18'
L60	S 77°08'16" W	1522.11'
L61	S 77°14'02" W	747.54'
L62	S 76°59'50" W	924.21'
L63	S 77°28'08" W	1191.53'
L64	S 77°18'52" W	1925.80'
L65	S 49°33'09" W	647.93'
L66	S 50°57'33" W	301.87'
L67	S 63°44'17" W	2136.84'
L68	S 71°14'17" W	1931.22'
L69	N 08°44'11" W	4619.50'
L70	S 89°43'11" W	307.87'
L71	S 77°58'52" W	131.01'
L72	N 74°01'33" W	111.95'
L73	N 69°34'33" W	203.09'
L74	N 77°17'58" W	354.49'
L75	S 75°46'55" W	180.69'
L76	S 56°24'07" W	492.24'
L77	N 75°36'52" W	139.74'
L78	N 86°30'44" W	157.47'
L79	S 57°13'40" W	190.98'
L80	N 47°56'22" W	166.78'
L81	N 87°17'14" W	134.81'
L82	S 75°08'01" W	270.96'
L83	S 63°35'49" W	143.43'
L84	S 76°48'17" W	134.17'
L85	S 64°28'25" W	1204.96'
L86	S 62°51'39" W	372.33'
L87	S 82°29'35" W	285.37'
L88	N 70°48'48" W	800.87'
L89	N 70°30'30" W	199.69'

NOTES:

SEE CORRESPONDING FIELD NOTES FOR FURTHER DESCRIPTION.

IMPROVEMENTS SHOWN ARE LIMITED TO MAJOR STRUCTURES AND VISIBLE SALIENT FEATURES.

BEARINGS, DISTANCES, AND AREAS SHOWN HEREON CONFORM TO THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH CENTRAL ZONE. AREA IS SHOWN IN GRID ACRES.

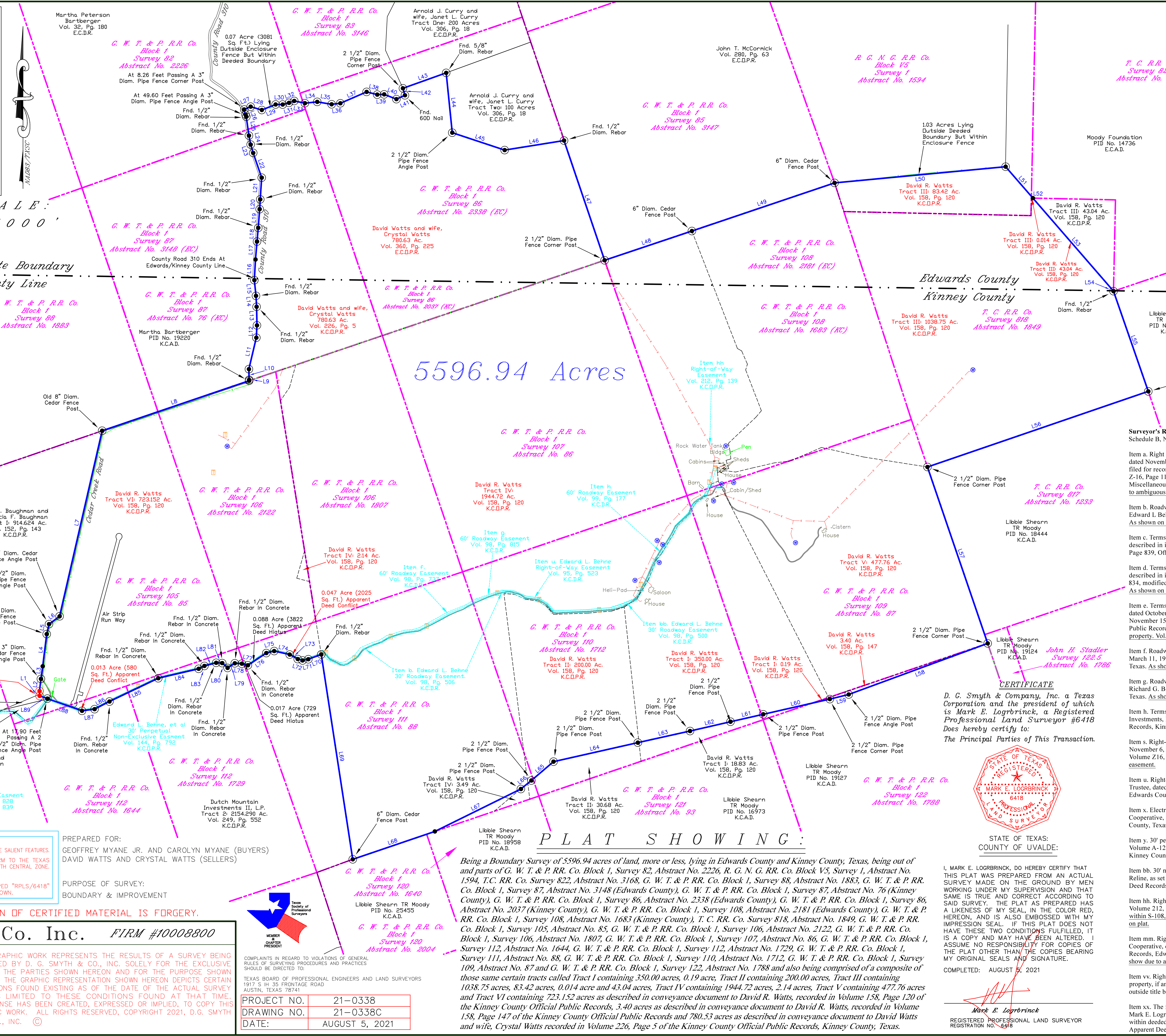
1/2" DIAMETER REBAR WITH IDENTIFICATION CAPS STAMPED "RPLS/6418" SET AT ALL CORNERS UNLESS OTHERWISE NOTED OR SHOWN.

WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY.

D. G. Smyth & Co. Inc. FIRM #10008800

235 N. GETTY ST.
SUITE B
UVALDE, TEXAS 78801
PHONE 830-591-0858

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NOTE:

THE BOUNDARY LINES LOCATED AND SHOWN HEREON ARE CERTIFIED AS TRUE AND CORRECT AS DETERMINED BY A COMPREHENSIVE SURVEY OF THE DEEDED BOUNDARY. ORIGINAL SURVEY LINES AND CORNERS SHOWN HEREON ARE NOT CERTIFIED LOCATIONS. THESE ORIGINAL LOCATIONS AS SHOWN HEREON ARE BASED ON EXTRANEOUS INFORMATION. DETERMINATION OF THE PRECISE LOCATION OF ORIGINAL SURVEY LINES AND CORNERS REQUIRES AN EXTENSIVE AND TIME CONSUMING SURVEY NOT WITHIN THE SCOPE OF THIS SURVEY AND ARE SUBJECT TO APPROVAL BY THE COMMISSIONER OF THE GENERAL LAND OFFICE OF TEXAS.

ANY ACRES SHOWN FOR ORIGINAL SURVEY QUANTITIES IS BASED ON THE EXTRANEOUSLY DERIVED LOCATION OF THESE LINES AND SHOULD NOT BE RELIED ON AS OFFICIALLY APPROVED QUANTITIES.

THE POSSIBILITY OF EXCESS ACRES OR A PROPORTIONAL PART OF EXCESS ACRES WITHIN THE ORIGINAL SURVEYS IS NOT ADDRESSED BY THIS SURVEY.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS, RESTRICTIONS, APPURTENANCES, AND ENCUMBRANCES MAY EXIST IN ADDITION TO THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO REVISION UPON RECEIPT OF A TITLE INSURANCE COMMITMENT OR ATTORNEY'S TITLE OPINION.

REVISED ON MARCH 18, 2025 TO SHOW NEW BOUNDARY ACRES.

Surveyor's Remarks regard to TITLE RESOURCES GUARANTY COMPANY, Schedule B, Number 10 Items listed. GF No. 2103458-42

Item a. Right-of-Way Easement from Charles Hull to Kimble Electric Cooperative, Inc., dated November 6, 1950, filed for record in Volume A-42, Page 565, Deed Records, Kinney County, Texas. As shown on plat.

Item b. Roadway Easement dated February 12, 1992 from Voelkel Investments, Ltd., to Edward L. Behne, recorded in Volume A-98, Page 506, Deed Records, Kinney County, Texas. As shown on plat.

Item c. Terms and conditions of a Non-exclusive easement for use of a road and right of way described in instrument recorded in Volume A-121, Page 839, Official Public Records, Kinney County, Texas. As shown on plat.

Item d. Terms and conditions of a Non-exclusive easement for use of a road and right of way described in instrument recorded in Volume A-121, Page 811, and in Volume A-121, Page 834, modified by Volume A-121, Page 839, Official Public Records, Kinney County, Texas. As shown on plat.

Item e. Terms and conditions of an Access Easement Agreement from Sherry Ward Blocker dated October 28, 2002 recorded in Volume A-143, Page 402, and in agreement dated November 15, 2002, recorded September 17, 2002 in Volume A-143, Page 485, Official Public Records, Kinney County, Texas. Vol. 143, Page 402 Does not lie within subject property. Vol. 143, Page 485 As shown on plat.

Item f. Roadway Easement from Voelkel Investments, Ltd., to Edward L. Behne, dated March 11, 1992, filed for record in Volume A-98, Page 737, Deed Records, Kinney County, Texas. As shown on plat.

Item g. Roadway Easement dated March 18, 1992, from Voelkel Investments, Ltd. to Richard G. Bohne, Sr., recorded in Volume A-98, Page 815, Deed Records, Kinney County, Texas. As shown on plat.

Item h. Terms and conditions of a Roadway easement dated April 20, 1992, from Voelkel Investments, Ltd., to Richard G. Bohne, Sr., recorded in Volume A-99, Page 177, Deed Records, Kinney County, Texas. As shown on plat.

Item i. Right-of-Way easement from Charles Hull to Kimble Electric Cooperative, Inc. dated November 6, 1950, recorded in Volume A-42, Page 365, Deed Records, Kinney County, Texas. Can not show easement.

Item j. Right-of-Way easement from Voelkel Investments, Ltd., to Edward L. Reine, Trustee, dated April 20, 1992, recorded in Volume 95, Page 523, Official Public Records, Edwards County, Texas. As shown on plat.

Item k. Electric transmission and distribution line easement granted to Rio Grande Electric Cooperative, Inc. as recorded in Volume A-119, Page 110, Official Public Records, Kinney County, Texas. Easement does not lie within subject property.

Item l. 30' perpetual, non-exclusive road easement set out in Volume A-119, Pages 105-109, Volume A-120, Pages 442-449, and Volume A-121, Page 834, Official Public Records, Kinney County, Texas. Easement does not lie within subject property.

Item m. 30' non-exclusive Roadway easement from Voelkel Investments, Ltd., to Edward L. Reine, as set out in Deed dated February 12, 1992, recorded in Volume A-98, Page 500, Deed Records, Kinney County, Texas. As shown on plat.

Item n. Right-of-Way Easement granted to Pedernales Electric Cooperative, Inc., recorded in Volume 212, Page 139, Official Public Records of Kinney County, Texas. Easement lies within S-108, A-1683. Can not show due to ambiguous description, general location shown on plat.

Item o. Right-of-Way Easement from Martha Peterssen Barthege to Kimble Electric Cooperative, dated January 17, 1948, recorded in Volume 131, Page 25, Official Public Records, Edwards County, Texas. Does not appear to lie within subject property, can not show due to ambiguous description.

Item p. The following items displayed on survey plat dated August 5, 2021, prepared by Mark E. Logbrinck, RPLS 6418-A. The following parcels lying outside boundary fence but within deeded boundary (fence insets): 0.07, 57.48 acres, 42.96 acres and 1.03 acres. B. Apparent Deed conflicts: 0.013 acre and 0.047 acre. As shown on plat.

CERTIFICATE

D. G. Smyth & Company, Inc. a Texas Corporation and the president of which is Mark E. Logbrinck, a Registered Professional Land Surveyor #6418 Does hereby certify to:

The Principal Parties of This Transaction.



PLAT SHOWING:

Being a Boundary Survey of 5596.94 acres of land, more or less, lying in Edwards County and Kinney County, Texas, being out of and parts of G. W. T. & P. R. R. Co. Block 1, Survey 82, Abstract No. 2226, R. G. N. G. R. R. Co. Block V5, Survey 1, Abstract No. 1594, T. C. R. R. Co. Survey 822, Abstract No. 3168, G. W. T. & P. R. R. Co. Block 1, Survey 88, Abstract No. 1883, G. W. T. & P. R. R. Co. Block 1, Survey 87, Abstract No. 3148 (Edwards County), G. W. T. & P. R. R. Co. Block 1, Survey 87, Abstract No. 76 (Kinney County), G. W. T. & P. R. R. Co. Block 1, Survey 86, Abstract No. 2338 (Edwards County), G. W. T. & P. R. R. Co. Block 1, Survey 87, Abstract No. 76 (Kinney County), G. W. T. & P. R. R. Co. Block 1, Survey 106, Abstract No. 2181 (Edwards County), G. W. T. & P. R. R. Co. Block 1, Survey 108, Abstract No. 1683 (Kinney County), T. C. R. R. Co. Survey 818, Abstract No. 1849, G. W. T. & P. R. R. Co. Block 1, Survey 105, Abstract No. 85, G. W. T. & P. R. R. Co. Block 1, Survey 106, Abstract No. 2122, G. W. T. & P. R. R. Co. Block 1, Survey 106, Abstract No. 1807, G. W. T. & P. R. R. Co. Block 1, Survey 107, Abstract No. 86, G. W. T. & P. R. R. Co. Block 1, Survey 111, Abstract No. 88, G. W. T. & P. R. R. Co. Block 1, Survey 110, Abstract No. 1712, G. W. T. & P. R. R. Co. Block 1, Survey 109, Abstract No. 87 and G. W. T. & P. R. R. Co. Block 1, Survey 122, Abstract No. 1788 and also being comprised of a composite of those same certain tracts called Tract I containing 350.00 acres, 0.19 acre, Tract II containing 200.00 acres, Tract III containing 1038.75 acres, 83.42 acres, 0.014 acre and 43.04 acres, Tract IV containing 1944.72 acres, 2.14 acres, Tract V containing 477.76 acres and Tract VI containing 723.152 acres as described in conveyance document to David R. Watts, recorded in Volume 158, Page 120 of the Kinney County Official Public Records, 3.40 acres as described in conveyance document to David R. Watts, recorded in Volume 158, Page 147 of the Kinney County Official Public Records and 780.53 acres as described in conveyance document to David Watts and wife, Crystal Watts recorded in Volume 226, Page 5 of the Kinney County Official Public Records, Kinney County, Texas.

COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:

TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
1917 S. H. 35 FRONTAGE ROAD
AUSTIN, TEXAS 78741

PROJECT NO.	21-0338
DRAWING NO.	21-0338C
DATE:	AUGUST 5, 2021