

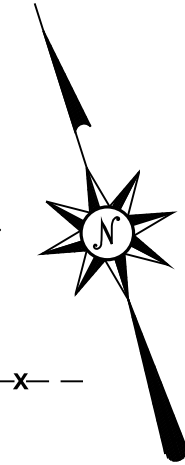
TO INTERSECT
F.M. HWY. NO. 2523

POINT OF
BEGINNING
FOUND 5/8" STEEL
PIN AT 3-WAY FENCE
CORNER POST

CANDACE R. BADER, ET VIR.
1530.8882 ACRE TRACT
"TRACT TWO"
VOL. 170 PGS. 201-205
OFFICIAL PUBLIC RECORDS

MELITON VALDEZ
GRANT
ABST. NO. 3

SCALE:
1" = 600 FEET
0 600' 1200'
GRAPHIC SCALE IN FEET



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

ROBERT C. WALZ, ET UX.
1059.1186 ACRE TRACT
VOL. A-119 PGS. 838-845
OFFICIAL PUBLIC RECORDS

NOTE: THIS SURVEY WAS COMPLETED WITH THE BENEFIT
OF TITLE RESOURCES GUARANTY COMPANY TITLE
COMMITMENT BEARING GF NO. 1404789-21, DATED
01/09/2015, AND WITH THE BENEFIT OF FIRST
NATIONAL TITLE INSURANCE COMPANY TITLE
COMMITMENT BEARING FILE NO. T-15-206880-WL,
DATED 02/27/2015, BUT WITHOUT THE BENEFIT
OF AN ABSTRACT OF TITLE. THERE MAY BE
EASEMENTS, OR OTHER MATTERS, NOT SHOWN.

--|-- DENOTES PROPERTY LINE
-X--X--X-- DENOTES EXISTING FENCE
-E- DENOTES OVERHEAD ELECTRIC
TRANSMISSION LINE

EASEMENTS LISTED IN "SCHEDULE B" OF TITLE
COMMITMENTS, REFERENCED HEREON, THAT DO NOT PERTAIN
TO OR AFFECT SURVEYED PROPERTY SHOWN HEREON:
1.) VOL. A-90, PGS. 108-120, DEED RECORDS
2.) VOL. 196, PGS. 741-742, OFFICIAL PUBLIC RECORDS

DEED RECORD REFERENCE PERTAINING
TO SURVEYED PROPERTY SHOWN HEREON:
MALCOLM SUMBERA, ET UX. TO
HARRY SIMON, ET AL.
1444.277 ACRE TRACT
VOL. A-151 PGS. 341-345
OFFICIAL PUBLIC RECORDS
02/23/2005

THE STATE OF TEXAS:
COUNTY OF MEDINA:
I HEREBY STATE THAT THIS PLAT AND ACCOMPANYING
LEGAL DESCRIPTIONS CORRECTLY REPRESENT AN ACTUAL
SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND,
ON THE DATE GIVEN; AND THAT THERE ARE NO VISIBLE
OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS
SHOWN HEREON.

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



KOCH & KOCH LAND SURVEYORS, INC.
P.O. BOX 246 707 FM 1796 D'HANIS, TEXAS 78850
PHONE: 830-363-7331 FAX: 830-363-7441
E-MAIL: KOCHKOCH@SWTEXAS.NET
(TBPLS FIRM REGISTRATION/LICENSE NO. 10005800)

FOR DEED TO
DUNN & ROCK ENTERPRISES, INC.
325.23 ACRES

FOR DEED TO
CHARLES AND LINDA M. DALTON
312.00 ACRES

WILLIAM E. BRONSTAD
315.90 ACRES
(NORTHEAST PORTION OF 500.903 ACRES)
VOL. 180 PGS. 661-668
OFFICIAL PUBLIC RECORDS

DENNIS W. ERSKINE
600.000 ACRE TRACT
VOL. 192 PGS. 538-545
OFFICIAL PUBLIC RECORDS

MELITON VALDEZ
GRANT
ABST. NO. 3

SET 5/8" STEEL PIN AT
4-WAY FENCE CORNER POST
S 13°37'06" W
S 57°00'01" W 178.68'

CENTER OF 2-7/8" STEEL PIPE
3-WAY HIGH FENCE CORNER POST

RIO GRANDE ELECTRIC COOPERATIVE, INC.
EASEMENT AND RIGHT-OF-WAY
VOL. 209 PGS. 722-730
OFFICIAL PUBLIC RECORDS
(THREE CONSECUTIVE EASEMENTS)

CENTER OF PROPOSED
FUTURE EASEMENT AND
RIGHT-OF-WAY TO
RIO GRANDE ELECTRIC
COOPERATIVE, INC.
(N 19°58'57" E)

ELECTRIC METER
POLE AT LIVING
QUARTERS

ELECTRIC
TRANSFORMER
POLE

DOMESTIC WATER WELL

ARTISIAN
WATER WELL

PERDIDO
CREEK
(APPROXIMATE
LOCATION)

(UNFENCED STAKED LINE)

NEWLY-BUILT
PIPE ENTRANCE

SET 5/8" STEEL
PIN IN FENCE

POINT OF
BEGINNING
SET 5/8" STEEL PIN
AT 3-WAY FENCE
CORNER POST

TO INTERSECT
U.S. HWY.
NO. 90

MELITON VALDEZ
GRANT
ABST. NO. 3

PLAT SHOWING A PERIMETER/BOUNDARY AND DIVISION SURVEY OF 637.23 ACRES OF LAND, BEING THE NORTH
PORTION OF THE SAME LAND REFERRED TO AND DESCRIBED AS A 1444.277 ACRE TRACT, AS RECORDED IN
VOL. A-151, PGS. 341-345, OFFICIAL PUBLIC RECORDS; SITUATED WITHIN THE MELITON VALDEZ GRANT,
ABST. NO. 3, ABOUT TEN MILES N 68° W OF THE CITY OF BRACKETTVILLE, ON AND SOUTHEAST OF RANCH
ROAD HWY. NO. 3008, IN KINNEY COUNTY, TEXAS.

SURVEYED: FEBRUARY 26, 2015, FOR HARRY SIMON, ET AL.

JQK/SEK "C"
HARRY SIMON 2014.TRV