

MEDINA RIVER WEST SUBDIVISION -- PHASE 2
VOL. 7 PGS. 59-61 PLAT RECORDS

SUR. NO. 191
WILLIAM CAIN
ABST. NO. 1367

--- DENOTES ANGLE POINT IN WEST
RIGHT-OF-WAY LINE OF B.M.A. CANAL
(NO PIN SET), EXCEPT WHERE
OTHERWISE NOTED.

--- DENOTES 5/8" STEEL PIN SET AT
TRACT/PROPERTY CORNER, EXCEPT
WHERE OTHERWISE NOTED.

NOTE: BEARINGS SHOWN HEREON ARE TRUE
GEODETIC BEARINGS BASED ON GLOBAL
POSITIONING SYSTEM (GPS) OBSERVATIONS.

NOTE: PROPERTY SHOWN HEREON IS NOT LOCATED
IN A SPECIAL FLOOD HAZARD AREA (LOCATED
IN ZONE C) AS IDENTIFIED BY F.E.M.A. FLOOD
INSURANCE RATE MAP COMMUNITY-PANEL NO.
480472 0250 B, EFFECTIVE AUGUST 15, 1980.

SCALE:
1" = 300 FEET

PLAT SHOWING A PERIMETER AND DIVISION SURVEY OF
A 561.600 ACRE TRACT OF LAND, BEING THE SAME
LANDS AS DESCRIBED AND RECORDED IN VOL. 390,
PGS. 1050-1059, AND IN VOL. 396, PGS. 1056-1066,
OFFICIAL PUBLIC RECORDS; SITUATED WITHIN SUR. NO.
364, JACOB GROFF, AND SUR. NO. 365, JOHN ILTIS,
ABOUT SIXTEEN MILES S 79° E OF THE CITY OF
HONDO, SOUTH OF CASTROVILLE, IN MEDINA COUNTY,
TEXAS.

SURVEYED: MAY 31st. - AUGUST 14th., 2002, FOR THE WILLIAM E. BEDINGHAUS
2000 TRUST
50.019 AND 50.020 ACRE TRACTS SURVEYED: JANUARY 11th., 2005

DEED RECORD REFERENCES PERTAINING
TO SURVEYED PROPERTY SHOWN HEREON:

NEVA M. WHITE, ET. AL. TO
WILLIAM E. BEDINGHAUS 2000 TRUST
437.8023 ACRE TRACT
VOL. 390 PGS. 1050-1059
OFFICIAL PUBLIC RECORDS
11/07/2000

CHERRYLL L. POTTER, ET. VIR. TO
WILLIAM E. BEDINGHAUS 2000 TRUST
124.8811 ACRES (FIVE TRACTS)
VOL. 396 PGS. 1056-1066
OFFICIAL PUBLIC RECORDS
01/26/2001

THE STATE OF TEXAS:
COUNTY OF MEDINA:

I HEREBY CERTIFY THAT THIS PLAT AND
ACCOMPANYING LEGAL DESCRIPTIONS CORRECTLY
REPRESENT AN ACTUAL SURVEY MADE UNDER
MY SUPERVISION, ON THE GROUND, ON THE
DATE GIVEN HEREON.

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

ALONG WEST R.O.W. LINE OF B.M.A. WATER
DISTRICT NO. 1 MAIN CANAL --- 1 THROUGH 59

1	- S 52° 03' 00" W	18.47'
	- S 63° 22' 26" W	55.67'
	- S 73° 25' 40" W	56.73'
	- S 80° 57' 36" W	156.40'
5	- S 76° 56' 37" W	51.77'
	- S 62° 52' 15" W	55.66'
	- S 50° 47' 28" W	54.61'
	- S 34° 39' 59" W	57.52'
	- S 25° 24' 20" W	47.59'
10	- S 14° 20' 38" W	67.42'
	- S 02° 10' 26" W	64.46'
	- S 11° 01' 54" E	51.60'
	- S 19° 17' 31" E	42.70'
	- S 25° 39' 03" E	119.24'
	- S 19° 06' 26" E	39.72'
15	- S 04° 04' 23" W	37.88'
	- S 33° 19' 19" W	47.60'
	- S 50° 27' 19" W	51.63'
	- S 58° 31' 37" W	35.27'
20	- S 78° 38' 03" W	32.37'
	- N 79° 21' 35" W	38.96'
	- N 68° 21' 30" W	47.53'
	- N 55° 52' 43" W	50.13'
	- N 45° 52' 40" W	138.54'
25	- N 57° 20' 30" W	61.14'
	- N 72° 19' 24" W	62.00'
	- N 84° 19' 59" W	57.40'
	- S 81° 08' 38" W	57.78'
	- S 70° 41' 51" W	51.73'
30	- S 59° 16' 55" W	61.60'
	- S 48° 12' 20" W	55.59'
	- S 36° 51' 03" W	53.56'
	- S 26° 31' 54" W	57.51'
	- S 14° 33' 45" W	67.50'
35	- S 04° 35' 39" W	62.47'
	- S 08° 10' 35" E	54.57'
	- S 19° 19' 32" E	58.09'
	- S 31° 24' 08" E	45.74'
39	- S 35° 25' 27" E	44.76'

40	- S 42° 18' 27" E	301.66'
	- S 26° 52' 30" E	38.76'
	- S 03° 21' 01" W	41.65'
	- S 11° 39' 15" W	466.96'
	- S 26° 47' 02" W	33.71'
45	- S 53° 34' 36" W	28.80'
	- S 74° 24' 56" W	31.85'
	- N 82° 07' 47" W	31.96'
	- N 54° 36' 55" W	38.60'
	- N 48° 51' 00" W	76.27'
50	- N 56° 45' 35" W	52.12'
	- N 66° 35' 35" W	53.05'
	- N 75° 47' 26" W	64.97'
	- S 84° 10' 17" W	69.76'
	- S 70° 48' 53" W	48.75'
55	- S 65° 26' 09" W	47.73'
	- S 51° 33' 48" W	68.51'
	- S 37° 15' 15" W	65.47'
	- S 23° 43' 28" W	56.02'
59	- S 07° 40' 12" W	65.94'