REF.: THIRTY (30) FT. WIDE ELECTRIC EASEMENT—AGREEMENT; JEFFERY WALTON, ET UX, TO STEVEN D. NOVAK, ET AL; FEBRUARY 8, 2019; FILE NO. 19-01002, OFFICIAL PUBLIC RECORDS J. M. GADDIS REF.: REMAINDER OF 1110.81 ACRES SURVEY NO. 1238 REF.: THIRTY (30) FT. WIDE PRIVATE ROAD EASEMENT
AS RESERVED IN WALTON TO BIDACO DEED, OCTOBER
26, 1995; VOLUME 822 PAGE 97, REAL PROPERTY
RECORDS OF KERR COUNTY, TEXAS ABSTRACT NO. 2021 [3.63 ACRES] -\ EAST 5433.62' S11'10'14"E 61.16' WEST 4080.83' G.C. & S.F. R.R. CO. SURVEY NO. 1437 ABSTRACT NO. 675 [47.16 ACRES] REF.: 170.00 ACRES AS TRACT ONE; JEFFERY WALTON, ET AL, TO STEVEN D. NOVAK, ET AL; WARRANTY DEED WITH VENDOR'S LIEN; FEBRUARY 8, 2019; FILE NO. 19-01000, OFFICIAL PUBLIC RECORDS 87.49 ACRES TYLER TAP R.R. CO. SURVEY NO. 1237 ABSTRACT NO. 636 REF.: 6493.25 ACRES; PRESBYTERIAN M-O RANCH ASSEMBLY TO THE STATE OF TEXAS; WARRANTY DEED; AUGUST 10, 1950; VOLUME 89 PAGE 56, DEED RECORDS OF KERR COUNTY, TEXAS [36.70 ACRES] J. M. GADDIS SURVEY NO. 1438 ABSTRACT NO. 2022 POINT OF BEGINNING BEARS 1832.76 FT. S50'58'56"W FROM A FENCE CORNERPOST AT OR NEAR THE COMMON CORNER OF SURVEYS NO. 1237, NO. 1238, NO. 1437 & NO. 1438 (N89°44'18"W) (N89°44'18"W) N89'44'13"W 1414.33' N89'44'13"W 1364.65' REF.: 264.80 ACRES; JANICE EVELYN KLEIN WAHRMUND, INDEPENDENT EXECUTRIX, TO CAROLYN LOUISE KLEIN WENZEL; WARRANTY DEED BY EXECUTOR UNDER A WILL; DECEMBER 8, 2000; VOLUME 1097 PAGE 459, REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS SURVEY PLAT FOR 87.49 ACRES OF LAND, MORE OR LESS, COMPRISING APPROXIMATE ACREAGE OUT I hereby certify that this plat and accompanying field notes description are accurate representations of the property shown and described hereon as determined by a survey made on the ground under my direction and supervision, and that all property corners are marked OF VARIOUS ORIGINAL PATENT SURVEYS, AS SHOWN HEREON IN BRACKETS, IN KERR COUNTY, TEXAS; PART OF 1110.81 ACRES CONVEYED TO JEFFERY SCALE: 1" = 200'FENCE POST
FOUND 1/2" IRON STAKE
SET RAILROAD SPIKE
SET "MAG" NAIL
SET 1/2" IRON STAKE
SET 1/2" IRON STAKE
FENCE LINE
PATENT SURVEY LINE WALTON FROM JEFFERY WALTON, INDEPENDENT as shown.
(Bearing basis = True north based on GPS observations) EXECUTOR, BY A DEED OF DISTRIBUTION DATED THE 4TH DAY OF APRIL, 2017 AND RECORDED IN Date surveyed: September 15, 2021 FILE NO. 17-2484 OF THE OFFICIAL PUBLIC RECORDS Dated this 20th day of September, 2021 OF KERR COUNTY, TEXAS Dull Solw RECORD CALLS SHOWN IN PARENTHESES SEPTEMBER 2021 NOTE: ALL SET 1/2" IRON STAKES MARKED WITH RED PLASTIC CAP INSCRIBED WITH "VOELKEL SURVEYING" DON W. VOELKEL აგ 3990 . Registered Professional Land Surveyor No. 3990 NOTE: THE LOCATION OF THE ORIGINAL SURVEY LINES AND CORNERS SHOWN HEREON IS BASED ON RECORD INFORMATION. ADDITIONAL FIELD FINDINGS OF EVIDENCE OF THESE SURVEYS WOULD AFFECT THE LOCATIONS OF THESE LINES. JOB №: V-21-5767 DWV LAND SURVEYING, PLLC 212 CLAY STREET, KERRVILLE, TEXAS 78028, 830-257-3313 FIRM REGISTRATION NO. 100528-00

V-21-5767 Walton.87.49Acres.Hwy1340.dwg