

Medina County, Texas

San Antonio Trust
Subdivision of Lands
Vol. 2, Pg. 2

5.103 Acres
Wells Fargo Bank, N.A., as Trustee
to
Claire E. Ivie and John B. Ivie
Vol. 793, Pg. 273
August 18, 2010

Sur. 31

Set 5/8" I.P.

At 209.80' Pass
0.84' N of RR.
Tie Cor. Post
At 170.85' Pass
2" Pipe Post

N 89°55'46" E 227.28'

A/C
34.4'
68.1'
Septic

Manufactured
Home

Block 5

6.307 Acres
Darrel A. Delgado
to
Ray Duncan and
Denise Duncan
Inst. No. 2019004930
June 28, 2019

NORTH 374.46'

1.300 ACRES

Lot 35-A

A-4 Canal

SOUTH 190.58'

@18.00' Pass

Field Ditch

@172.58' Pass

Co. Rd. 679

S 89°42'06" W 138.12' (P.O.B.)

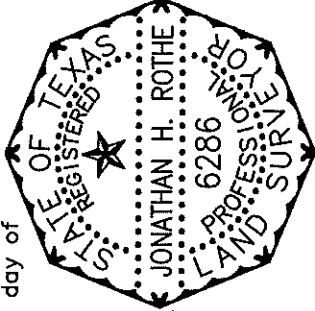
CURVE	RADIUS	DELTA ANGLE	TANGENT	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
C1	233.28'	51°50'48"	113.39'	211.09'	S 25°55'24" W	203.96'	

Prepared For: Ray Duncan and Denise Duncan

A Plat of 1.300 acres of land situated about 18.3 miles S 64° E of Hondo, in Medina County, Texas, out of Survey No. 31, Abstract No. 1376, John Degant, original Grantee, out of Lot 35-A, Block 5 of the San Antonio Trust Subdivision of Lands, a subdivision as shown on a Plat thereof recorded in Volume 2 on Page 2 of the Plat Records of Medina County, Texas, and being a portion of that certain 6.307 acres of land described in a Deed to Ray Duncan and Denise Duncan from Darrel A. Delgado, dated June 28, 2019, as recorded in Instrument No. 2019004930 of the Official Public Records of Medina County, Texas.

The bearings are relative to Geodetic North WGS 84 as taken from GPS Observations.

I certify that the foregoing plat was prepared from an actual survey made under my supervision on the ground and that same is true and correct.
Witness my hand and seal this the 12th day of May, 2025.



Jonathan H. Rothe

Jonathan H. Rothe
Registered Professional Land Surveyor No. 6286
Firm No. 10122200



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LEGEND

EASEMENT LINE	---
BOUNDARY FENCE	---x---
BOUNDARY LINE	---
FENCE	---x---
ELECTRIC LINE	---E---
SURVEY LINE	---

LEGEND:

SET 5/8" IRON PIN -○
FND. 5/8" IRON PIN -●
SET MON. SPIKE -⬮

Scale: 1"=60'

