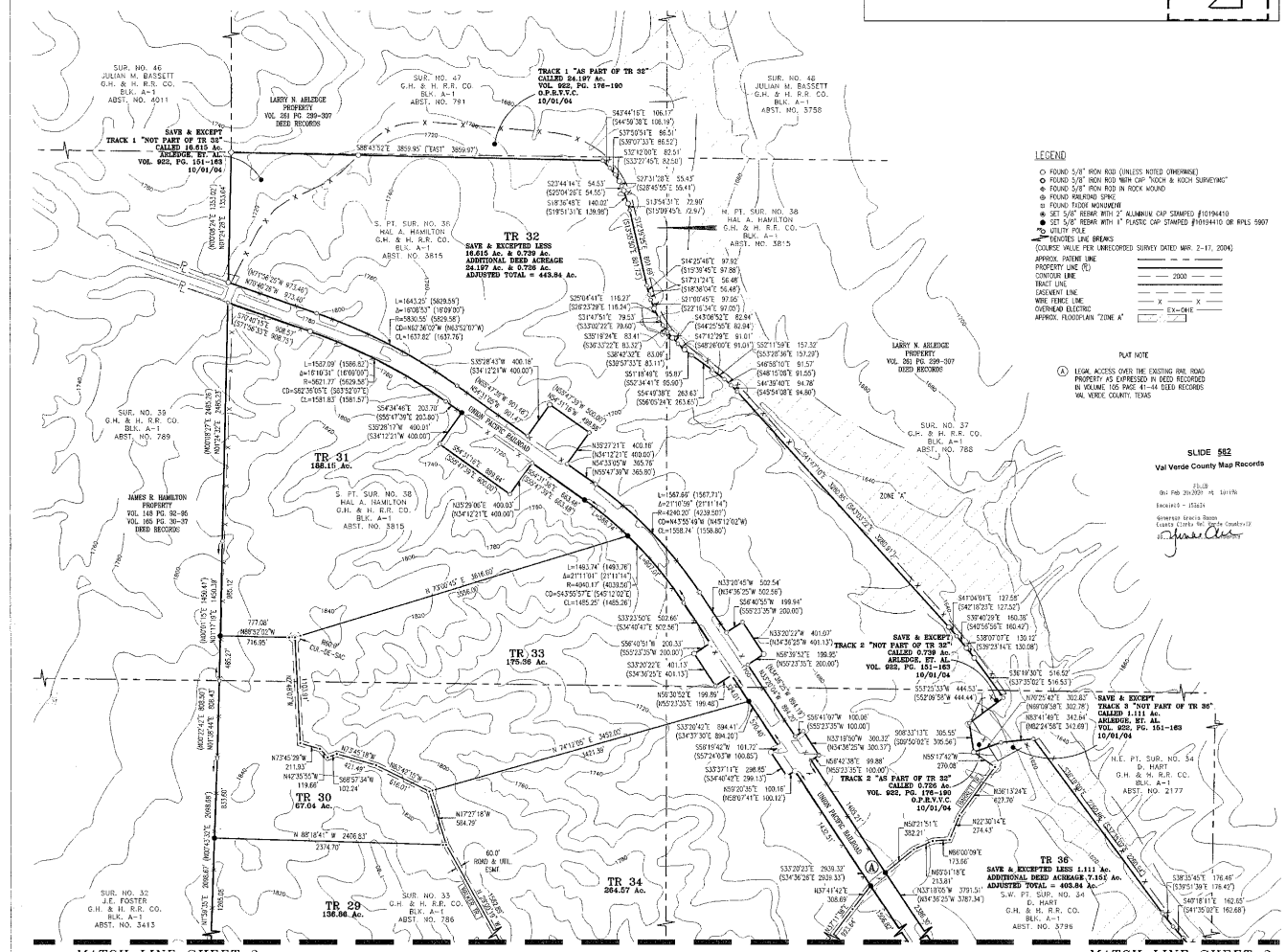
AMENDING PLAT OF

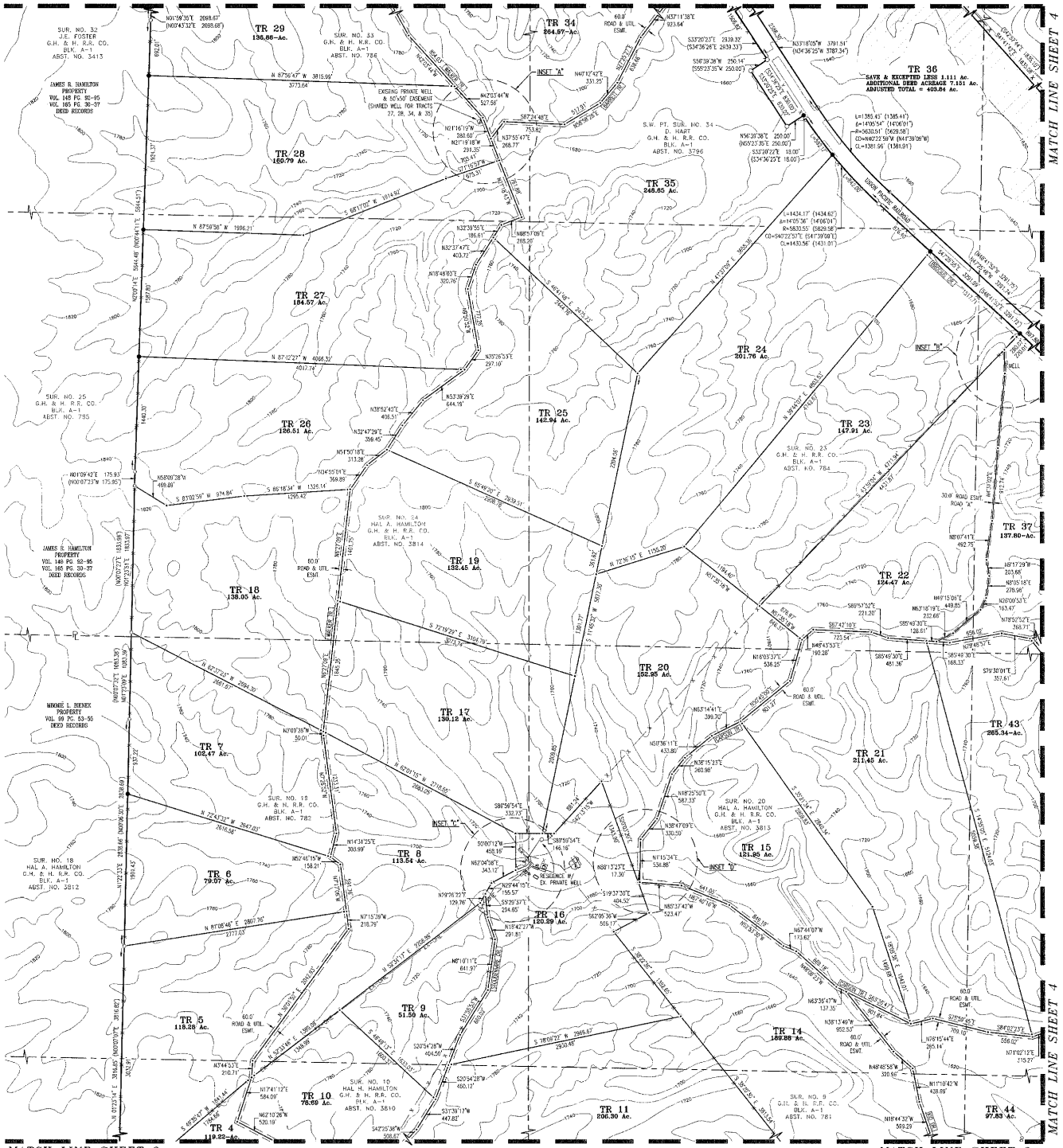
Langtry West Ranch

11,793.0 acres of land, more or less, in Val Verde County, Texas, being a portion of that 23,058.3 acres known as Winters Santa Clara Ranch, being in most part the same lands as referenced to and recorded in Vol. 326, pg. 344-365, Deed Records; Vol. 604, Pg 775-778, Official Public Records; and Vol. 739, pg. 823-839, Official Records of Real Property Val Verde County, Texas, and being portions of original patent surveys as set forth below.

(Patent Acreages are Approximate)

41.47 Acres in the G.H. & H. R.R. Co. Survey No. 5 Abstract No. 779
463.07 Acres in the G.H. & H. R.R. Co. Survey No. 6 Abstract No. 3828
647.20 Acres in the G.H. & H. R.R. Co. Survey No. 7 Abstract No. 780
642.58 Acres in the G.H. & H. R.R. Co. Survey No. 8 Abstract No. 3592
641.18 Acres in the G.H. & H. R.R. Co. Survey No. 9 Abstract No. 781
544.70 Acres in the G.H. & H. R.R. Co. Survey No. 10 Abstract No. 3810
638.87 Acres in the G.H. & H. R.R. Co. Survey No. 19 Abstract No. 782
637.36 Acres in the G.H. & H. R.R. Co. Survey No. 20 Abstract No. 3813
637.92 Acres in the G.H. & H. R.R. Co. Survey No. 21 Abstract No. 783
446.27 Acres in the G.H. & H. R.R. Co. Survey No. 22 Abstract No. 3561
635.86 Acres in the G.H. & H. R.R. Co. Survey No. 23 Abstract No. 784
640.19 Acres in the G.H. & H. R.R. Co. Survey No. 24 Abstract No. 3814
627.59 Acres in the G.H. & H. R.R. Co. Survey No. 33 Abstract No. 786
517.71 Acres in the G.H. & H. R.R. Co. Survey No. 34 (Southwest Port) Abstract No. 3796
56.60 Acres in the G.H. & H. R.R. Co. Survey No. 35 Abstract No. 787
108.81 Acres in the G.H. & H. R.R. Co. Survey No. 37 Abstract No. 788
568.06 Acres in the G.H. & H. R.R. Co. Survey No. 38 (North Part) Abstract No. 3815
3.46 Acres in the E.L. & R.R. R.R. Co. Survey No. 53 Abstract No. 325
473.23 Acres in the E.L. & R.R. R.R. Co. Survey No. 54 Abstract No. 3125
47.74 Acres in the E.L. & R.R. R.R. Co. Survey No. 57 Abstract No. 353
23.82 Acres in the E.L. & R.R. R.R. Co. Survey No. 69 Abstract No. 329
568.45 Acres in the E.L. & R.R. R.R. Co. Survey No. 70 Abstract No. 2839
581.20 Acres in the E.L. & R.R. R.R. Co. Survey No. 71 Abstract No. 326
349.50 Acres in the E.L. & R.R. R.R. Co. Survey No. 92 Abstract No. 2840
310.40 Acres in the E.L. & R.R. R.R. Co. Survey No. 93 (North Part) Abstract No. 337
452.43 Acres in the E.L. & R.R. R.R. Co. Survey No. 94 (North Part) Abstract No. 2485
115.45 Acres in the E.L. & R.R. R.R. Co. Survey No. 97 Abstract No. 339
45.95 Acres in the E.L. & R.R. R.R. Co. Survey No. 98 Abstract No. 2901
333.80 Acres in the E.L. & R.R. R.R. Co. Survey No. 107 Abstract No. 342


SUR. NO. 46 JULIAN M. BASSETT G.H. & H. R.R. CO. BLK. A-1 ABST. NO. 4011
SUR. NO. 47 G.H. & H. R.R. CO. BLK. A-1 ABST. NO. 781
SUR. NO. 48 JULIAN M. BASSETT G.H. & H. R.R. CO. BLK. A-1 ABST. NO. 3758
LARRY N. ARLEDGE PROPERTY VOL. 261 PG. 299-307 DEED RECORDS
SAVE & EXCEPT TRACT 1 "NOT PART OF TR 32" CALLED 16.615 Ac. ARLEDGE, ET. AL. VOL. 922, PG. 151-163 10/01/04
TRACK 1 "AS PART OF TR 32" CALLED 24.197 Ac. VOL. 922, PG. 176-190 O.P.R.V.V.C. 10/01/04
TR 32 SAVE & EXCEPTED LESS 16.615 Ac. & 0.729 Ac. ADDITIONAL DEED ACREAGE 24.197 Ac. & 0.726 Ac. ADJUSTED TOTAL = 443.84 Ac.
S. PT. SUR. NO. 36 HAL A. HAMILTON G.H. & H. R.R. CO. BLK. A-1 ABST. NO. 3815
H. PT. SUR. NO. 38 HAL A. HAMILTON G.H. & H. R.R. CO. BLK. A-1 ABST. NO. 3815
TR 31 168.15 Ac.
TR 33 175.36 Ac.
TR 34 264.57 Ac.
TR 29 136.86 Ac.
TR 30 67.04 Ac.
TR 36 SAVE & EXCEPTED LESS 1.111 Ac. ADDITIONAL DEED ACREAGE 7.152 Ac. ADJUSTED TOTAL = 403.84 Ac.
S.W. PT. SUR. NO. 34 E. HART G.H. & H. R.R. CO. BLK. A-1 ABST. NO. 3796
H.E. PT. SUR. NO. 54 D. HART G.H. & H. R.R. CO. BLK. A-1 ABST. NO. 2177
SUR. NO. 39 G.H. & H. R.R. CO. BLK. A-1 ABST. NO. 789
SUR. NO. 37 G.H. & H. R.R. CO. BLK. A-1 ABST. NO. 788
SUR. NO. 32 J.E. FOSTER G.H. & H. R.R. CO. BLK. A-1 ABST. NO. 3413
SUR. NO. 33 G.H. & H. R.R. CO. BLK. A-1 ABST. NO. 786
JAMES R. HAMILTON PROPERTY VOL. 148 PG. 92-95 VOL. 165 PG. 39-97 DEED RECORDS
LARRY N. ARLEDGE PROPERTY VOL. 261 PG. 299-307 DEED RECORDS
TRACK 2 "NOT PART OF TR 32" CALLED 0.729 Ac. ARLEDGE, ET. AL. VOL. 922, PG. 151-163 10/01/04
SAVE & EXCEPT TRACK 3 "NOT PART OF TR 36" CALLED 1.111 Ac. ARLEDGE, ET. AL. VOL. 922, PG. 151-163 10/01/04
TRACK 2 "AS PART OF TR 32" CALLED 0.726 Ac. VOL. 922, PG. 176-190 O.P.R.V.V.C. 10/01/04
UNION PACIFIC RAILROAD
ZONE "A"
CUL-DE-SAC
60.0' ROAD & UTIL. EASM'T.
N 88°18'41" W 2406.83'
2374.70'
N 17°27'18" W 584.29'
S 88°43'52" E 3859.95' (EAST 3859.97')
N 00°16'08" E 1320.64'
N 00°16'08" E 1320.64'
N 00°16'08" E 1320.64'



LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- FOUND 5/8" IRON ROD WITH CAP "KOCH & KOCH SURVEYING"
- FOUND 5/8" IRON ROD IN ROCK MOUND
- FOUND RAILROAD SPIKE
- FOUND TXDOT MONUMENT
- SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED #10194410
- SET 5/8" REBAR WITH 1" PLASTIC CAP STAMPED #10194410 OR RPLS 5907
- UTILITY POLE
- DENOTES LINE BREAKS (COURSE VALUE PER UNRECORDED SURVEY DATED MAR. 2-17, 2004)

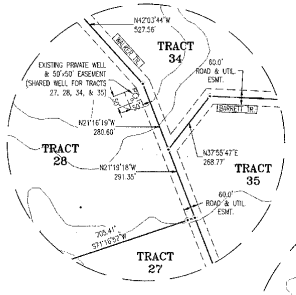
APPROX. PATENT LINE
PROPERTY LINE (R)
CONTOUR LINE — 2000 —
TRACT LINE
EASEMENT LINE
WIRE FENCE LINE — X — X —
OVERHEAD ELECTRIC — EX-OHE —
APPROX. FLOODPLAIN "ZONE A"

N

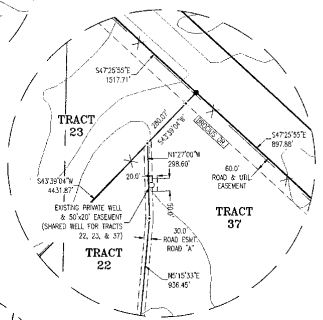
"GRID"

0 500 1000
250 750
SCALE: 1"=500'

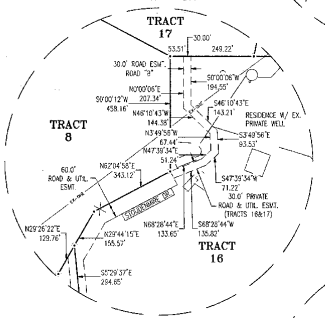
INSET "A"
SCALE: 1"=200'



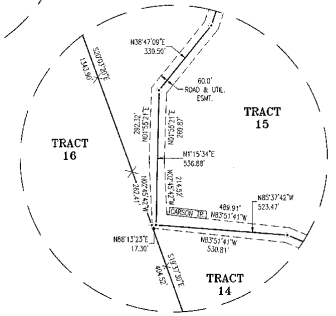
INSET "B"
SCALE: 1"=200'



INSET "C"
SCALE: 1"=200'



INSET "D"
SCALE: 1"=200'



SLIDE 582
Val Verde County Map Records

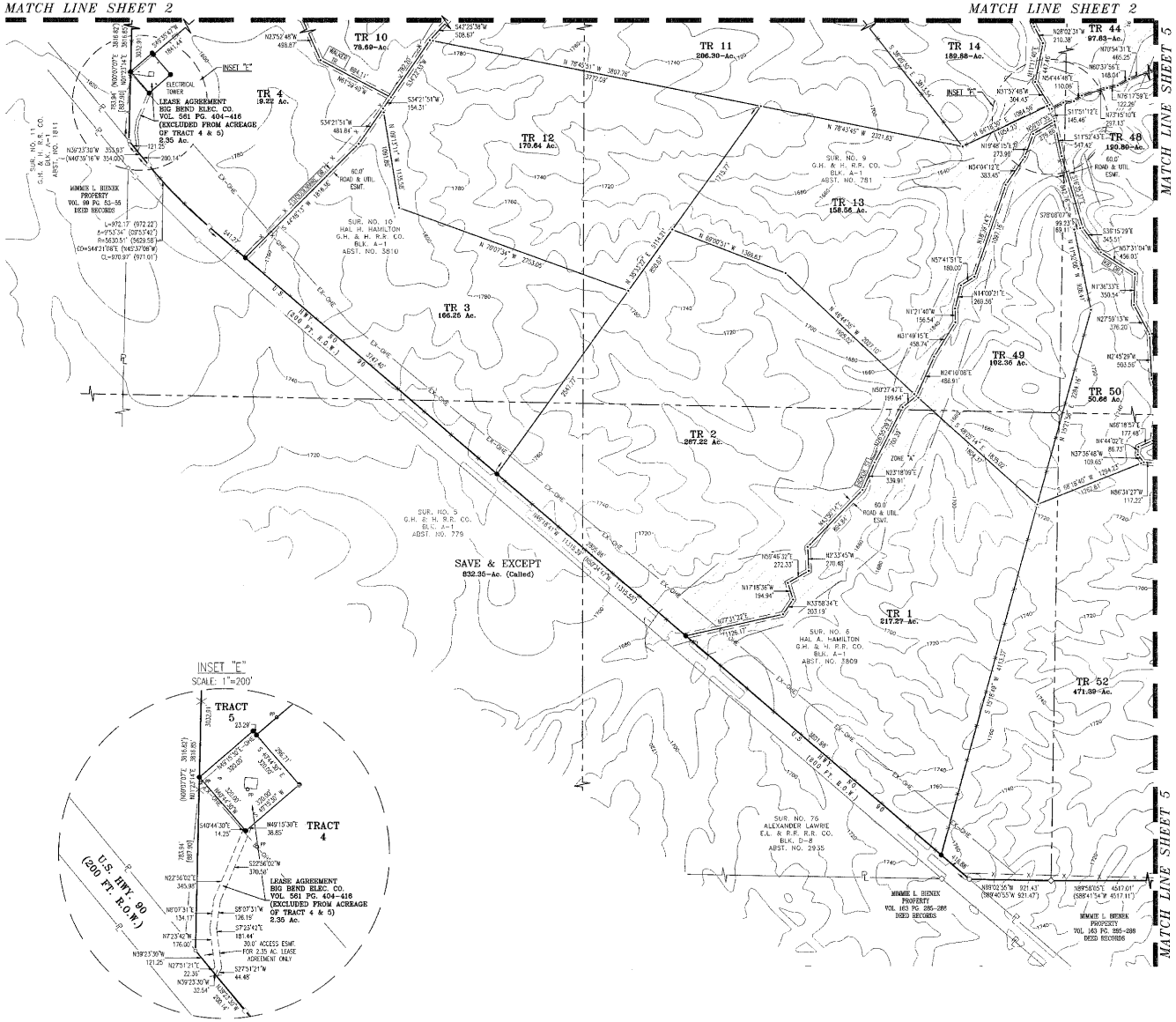
Filed for Record in the Office of the County Clerk, Val Verde County, Texas
On: Feb 26 2021 at 10:01A
Receipt # 159334
By: Deputy

AMENDING PLAT OF
Langtry West Ranch

WELLBORN ENGINEERING & SURVEYING
631 WATER STREET
KERRVILLE, TX 78028
830-217-7100
wellbornsurveying.com
TBPLS FIRM #10194410
T.B.P.L.S.

PROJECT:	SCALE:	FIELD:	DRAFTING:	CHECKED:
WES: 19-016	1" = 500'	CBC	JDM	RSW

LAST FIELD VISIT: DEC 13, 2019
LAST DRAFT REVISION: 12-19-2019
SHEET NO. 2 of 5



LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- FOUND 5/8" IRON ROD WITH CAP "KOCH & KOCH SURVEYING"
- FOUND 5/8" IRON ROD IN ROCK MOUND
- FOUND RAILROAD SPIKE
- FOUND TXDOT MONUMENT
- SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "ID194410"
- SET 5/8" REBAR WITH 1" PLASTIC CAP STAMPED "ID194410 OR RPLS 5907
- UTILITY POLE

DENOTES LINE BREAKS

(COURSE VALUE PER UNRECORDED SURVEY DATED MAR. 2-17, 2004)
[COURSE VALUE PER LEASE AGREEMENT RECORDED IN VOL. 561 PG. 404-416]

APPROX. FREIGHT LINE
PROPERTY LINE (E)
CONTOUR LINE — 2000 —
TRACT LINE
EASEMENT LINE
WIRE FENCE LINE — X — X —
OVERHEAD ELECTRIC — EX-OHE —
APPROX. FLOODPLAIN "ZONE A"

"GRID"

0 500 1000
250 750

SCALE: 1"=500'

SLIDE 522
Val Verde County Map Records

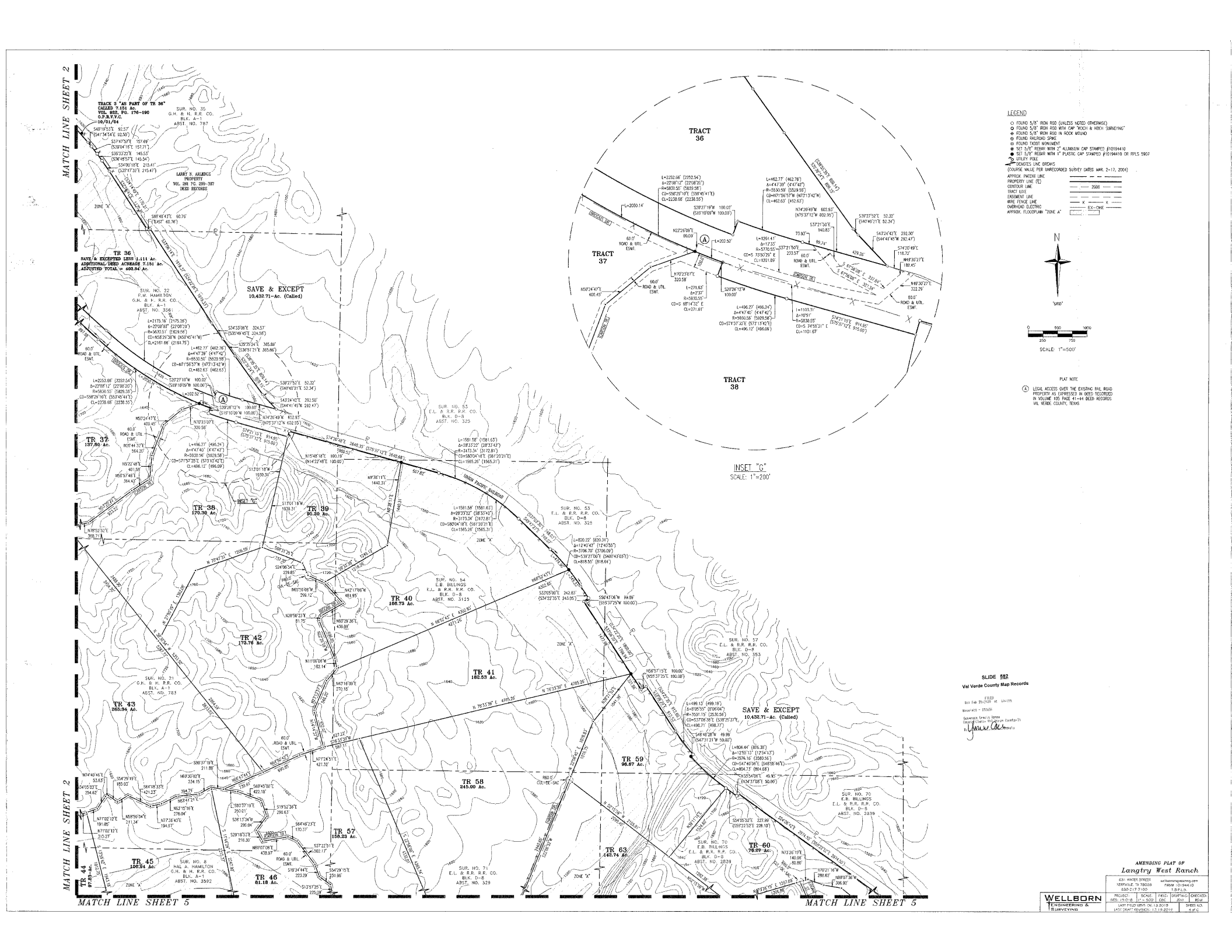
FILED
On: Feb 20, 2020 at 10:17A
Recorded - 136631
Genevieve Graves Baeza
County Clerk - Val Verde County, TX
By: Yvonne Chavez

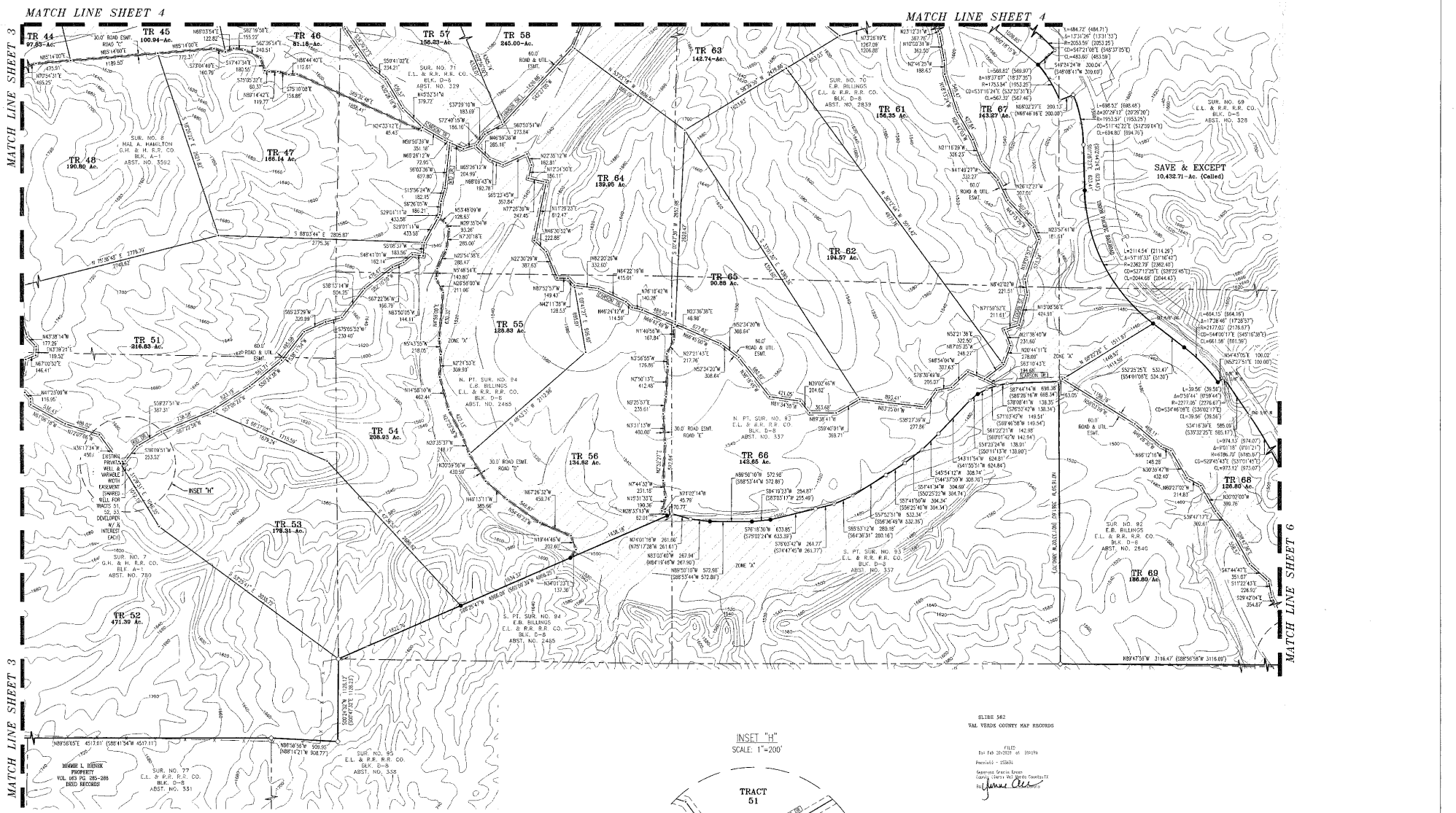
AMENDING PLAT OF
Langtry West Ranch

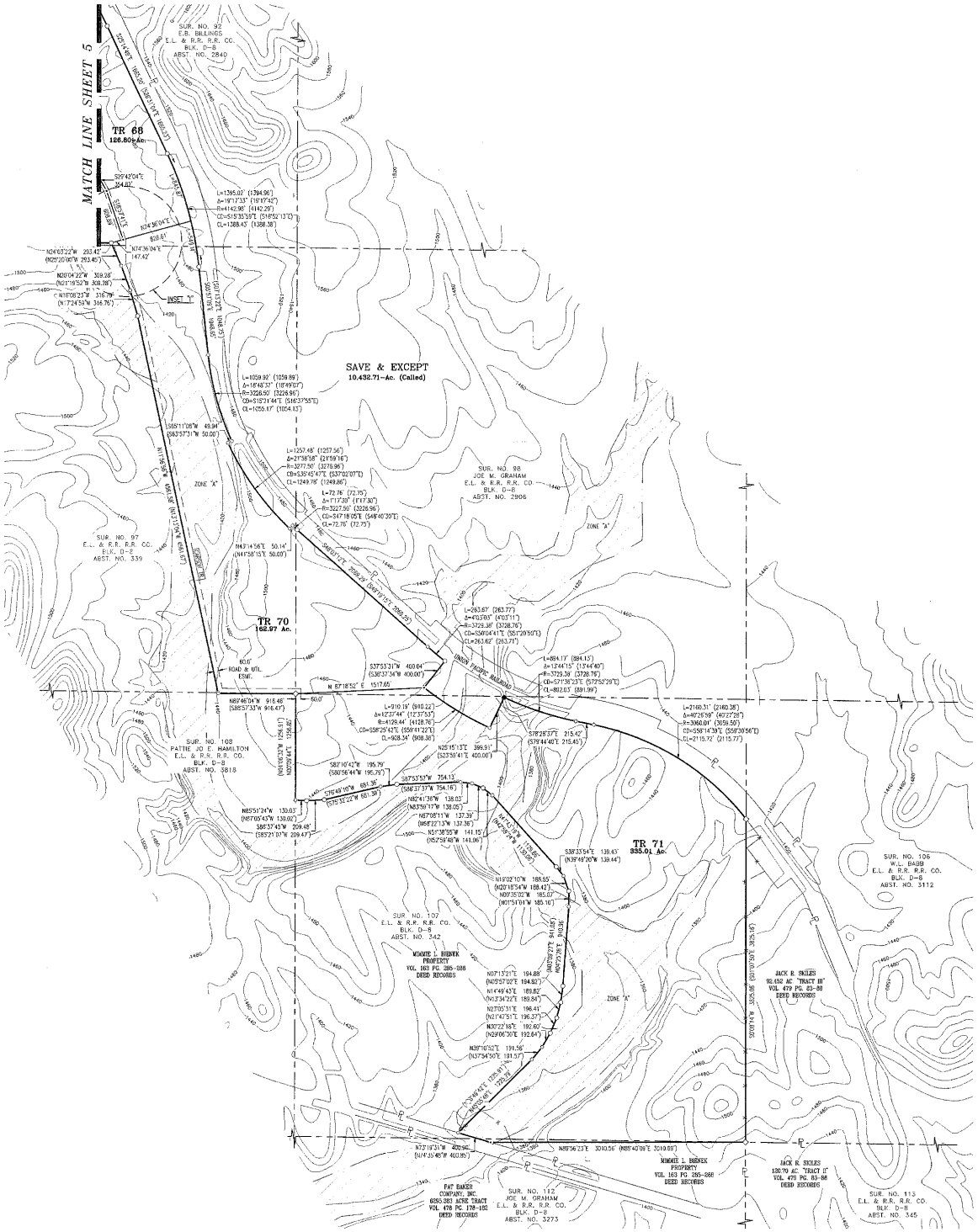
631 DAVIS STREET
DEL RIO, TX 78840
830-217-7100
wellbornengineering.com
FIRM# ID194410
T.B.P.L.S.

WELLBORN ENGINEERING & SURVEYING

PROJECT: WES. 19-018	SCALE: 1" = 500'	FIELD: CBC	DRAFTING: JSM	CHECKED: RSM
LAST FIELD VISIT: 04.13.20				SHEET NO.
LAST DRAFT REVISION: 12.19.20				3 of 5


MATCH LINE SHEET 2
MATCH LINE SHEET 2
MATCH LINE SHEET 5
MATCH LINE SHEET 5
TRACT 3 "AS PART OF TR 36" CALLED 7.151 Ac. VOL. 925, PG. 176-190 O.P.R.V.V.C. 10/01/04
SUR. NO. 35 G.H. & H. R.R. CO. BLK. A-1 ABST. NO. 787
LARRY N. ARLEDGE PROPERTY VOL. 201 TG. 299-307 DEED RECORDS
TR 36 SAVE & EXCEPTED LESS 1.111 Ac. ADDITIONAL DEED ACREAGE 7.151 Ac. ADJUSTED TOTAL = 403.54 Ac.
SAVE & EXCEPT 10,432.71-Ac. (Called)
SUR. NO. 22 P.M. HAMILTON G.H. & H. R.R. CO. BLK. A-1 ABST. NO. 356
TR 37 137.80 Ac.
TR 38 170.30 Ac.
TR 39 90.30 Ac.
TR 40 166.73 Ac.
TR 41 182.63 Ac.
TR 42 173.76 Ac.
TR 43 265.94 Ac.
TR 44 97.85 Ac.
TR 45 100.94 Ac.
TR 46 61.18 Ac.
TR 57 158.23 Ac.
TR 58 245.00 Ac.
TR 59 98.67 Ac.
TR 60 76.29 Ac.
TR 63 142.74 Ac.
SUR. NO. 53 E.L. & R.R. R.R. CO. BLK. D-8 ABST. NO. 325
SUR. NO. 54 E.B. BILLINGS E.L. & R.R. R.R. CO. BLK. D-8 ABST. NO. 3125
SUR. NO. 57 E.L. & R.R. R.R. CO. BLK. D-8 ABST. NO. 353
SUR. NO. 70 E.B. BILLINGS E.L. & R.R. R.R. CO. BLK. D-8 ABST. NO. 2839
SUR. NO. 21 G.H. & H. R.R. CO. BLK. A-1 ABST. NO. 749
SUR. NO. 8 HAL A. HAMILTON G.H. & H. R.R. CO. BLK. A-1 ABST. NO. 3592
SUR. NO. 71 E.L. & R.R. R.R. CO. BLK. D-8 ABST. NO. 329
UNION PACIFIC RAILROAD
ZONE "A"
TRACT 36
TRACT 37
TRACT 38
INSET "G"
SCALE: 1"=200'
LEGEND
FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
FOUND 5/8" IRON ROD WITH CAP "KOCH & KOCH SURVEYING"
FOUND 5/8" IRON ROD IN ROCK MOUND
FOUND RAILROAD SPIKE
FOUND TXDOT MONUMENT
SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED #10194410
SET 5/8" REBAR WITH 1" PLASTIC CAP STAMPED #10194410 OR RPLS 5907
UTILITY POLE
DENOTES LINE BREAKS
(COURSE VALUE PER UNRECORDED SURVEY DATED MAR. 2-17, 2004)
APPROX. PATENT LINE
PROPERTY LINE (TE)
CONTOUR LINE
TRACT LINE
EASEMENT LINE
WIRE FENCE LINE
OVERHEAD ELECTRIC
APPROX. FLOODPLAIN "ZONE A"
"GRID"
SCALE: 1"=500'
PLAT NOTE
(A) LEGAL ACCESS OVER THE EXISTING RAIL ROAD PROPERTY AS EXPRESSED IN DEED RECORDED IN VOLUME 105 PAGE 41-44 DEED RECORDS VAL VERDE COUNTY, TEXAS
SLIDE 582
Val Verde County Map Records
FILED
Oct Feb 25,2020 at 04:15P
Document# = 155636
Geronimo Ernesto Ramos
County Clerk, Val Verde County, TX
AMENDING PLAT OF
Langtry West Ranch
631 WATER STREET
DEL RIO, TX 78840
830-217-7100
wellbornengineering.com
FIRM #10194410
T.B.P.L.S.
WELLBORN ENGINEERING & SURVEYING
PROJECT: WES-19-018
SCALE: 1" = 500'
FIELD: CBC
DRAFTING: JSH
CHECKED: RSH
LAST FIELD VISIT: 10.13.2019
LAST DRAFT REVISION: 12.19.2019
SHEET NO. 4 of 6


MATCH LINE SHEET 4
MATCH LINE SHEET 4
MATCH LINE SHEET 3
MATCH LINE SHEET 3
MATCH LINE SHEET 6
TR 44 97.83-Ac.
TR 45 100.94-Ac.
TR 46 81.16-Ac.
TR 47 168.14 Ac.
TR 48 190.80 Ac.
TR 51 216.83 Ac.
TR 52 471.39 Ac.
TR 53 178.31 Ac.
TR 54 208.93 Ac.
TR 55 128.83 Ac.
TR 56 134.82 Ac.
TR 57 156.33-Ac.
TR 58 245.00-Ac.
TR 61 156.35 Ac.
TR 62 194.57 Ac.
TR 63 142.74-Ac.
TR 64 139.95 Ac.
TR 65 90.88 Ac.
TR 66 148.85 Ac.
TR 67 143.27 Ac.
TR 68 136.80 Ac.
TR 69 186.80 Ac.
SAVE & EXCEPT 10,432.71-Ac. (Called)
INSET "H"
SUR. NO. 8 HAL A. HAMILTON G.H. & H. R.R. CO. BLK. A-1 ABST. NO. 3592
SUR. NO. 71 E.L. & R.R. R.R. CO. BLK. D-8 ABST. NO. 329
SUR. NO. 70 E.B. BILLINGS E.L. & R.R. R.R. CO. BLK. D-8 ABST. NO. 2839
SUR. NO. 69 E.L. & R.R. R.R. CO. BLK. D-8 ABST. NO. 328
SUR. NO. 92 E.B. BILLINGS E.L. & R.R. R.R. CO. BLK. D-8 ABST. NO. 2840
SUR. NO. 7 G.H. & H. R.R. CO. BLK. A-7 ABST. NO. 780
SUR. NO. 77 E.L. & R.R. R.R. CO. BLK. D-8 ABST. NO. 331
SUR. NO. 95 E.L. & R.R. R.R. CO. BLK. D-8 ABST. NO. 338
N. PT. SUR. NO. 94 E.B. BILLINGS E.L. & R.R. R.R. CO. BLK. D-8 ABST. NO. 2485
S. PT. SUR. NO. 94 E.B. BILLINGS E.L. & R.R. R.R. CO. BLK. D-8 ABST. NO. 2485
N. PT. SUR. NO. 93 E.L. & R.R. R.R. CO. BLK. D-8 ABST. NO. 337
S. PT. SUR. NO. 93 E.L. & R.R. R.R. CO. BLK. D-8 ABST. NO. 337
EXISTING PRIVATE WELL & VARIABLE WIDTH EASEMENT (SHARED WELL FOR TRACTS 51, 52, 53, DEVELOPER W/ ¼ INTEREST EACH)
MIMMIE L. RHINEK PROPERTY VOL. 165 PG. 285-288 DEED RECORDS
SLIDE 582 VAL VERDE COUNTY MAP RECORDS
FILED for Feb 26-2020 at 10:19a
Pecos&D - 153834
Sammie Sparks Brown County Clerk Val Verde County,TX
By
INSET "H" SCALE: 1"=200'
TRACT 51
TRACT 52
TRACT 53
LEGEND
FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
FOUND 5/8" IRON ROD WITH CAP "ROCH & KOCH SURVEYING"
FOUND 5/8" IRON ROD IN ROCK MOUND
FOUND RAILROAD SPIKE
FOUND TXDOT MONUMENT
SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED #10194410
SET 5/8" REBAR WITH 1" PLASTIC CAP STAMPED #10194410 OR RPLS 5907
UTILITY POLE
DENOTES LINE BREAKS
(COARSE VALUE PER UNRECORDED SURVEY DATED MAR. 2-17, 2004)
APPROX. PATENT LINE
PROPERTY LINE (R)
CONTOUR LINE
TRACT LINE
EASEMENT LINE
WIRE FENCE LINE
OVERHEAD ELECTRIC
APPROX. FLOODPLAIN "ZONE A"
"GRID"
SCALE: 1"=500'
AMENDING PLAT OF
Langtry West Ranch
WELLBORN ENGINEERING & SURVEYING
631 WATER STREET KERRVILLE, TX 78028 650-217-7100
wellbornengineering.com FIRM ID: 19441O T.B.P.L.S.
PROJECT: WCS-19-018 | SCALE: 1" = 500' | FIELD: CBC | DRAFTING: JSM | CHECKED: RSM
LAST FIELD VISIT: DEC 13, 2019
LAST DRAFT REVISION: 12.19.2019
SHEET NO. 5 of 6



AMENDING PLAT OF

Langtry West Ranch

WELLBORN ENGINEERING & SURVEYING

631 WATER STREET
KERRVILLE, TX 78028
830-217-7100
wellbornengineering.com
FIRM 10194410
T.B.P.L.S.

PROJECT: WES-13-018	SCALE: 1" = 500	FIELD: CBC	DRAFTING: JSM	CHECKED: RSM
LAST FIELD VISIT: 06.13.2019				SHEET NO. 6 of 6
LAST DRAFT REVISION: 2.19.2019				