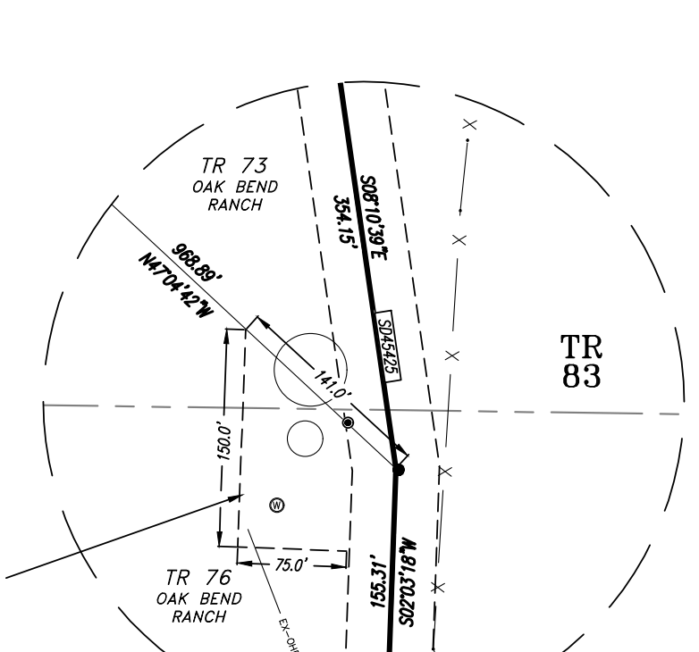
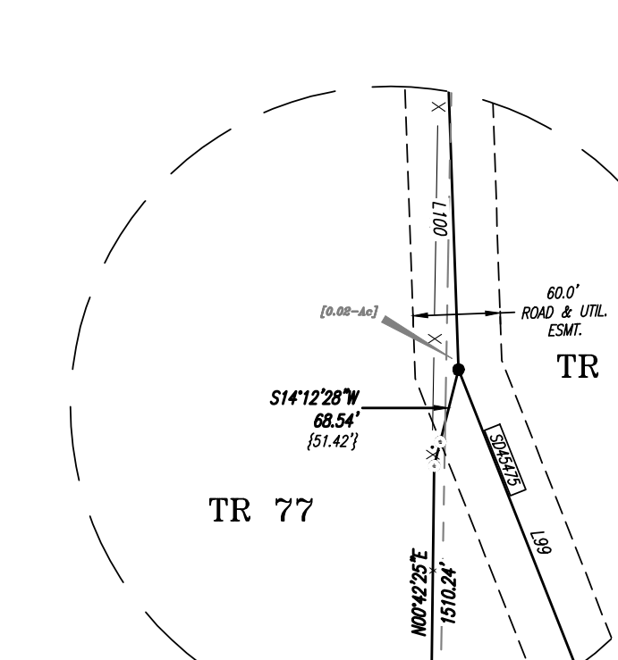
NEWBY HILLS RANCH


TR 73
OAK BEND RANCH
TR 83
TR 76
OAK BEND RANCH
S08°10'39"E
354.15'
N47°04'42"W
968.89'
S02°03'18"W
155.31'
141.0'
150.0'
75.0'

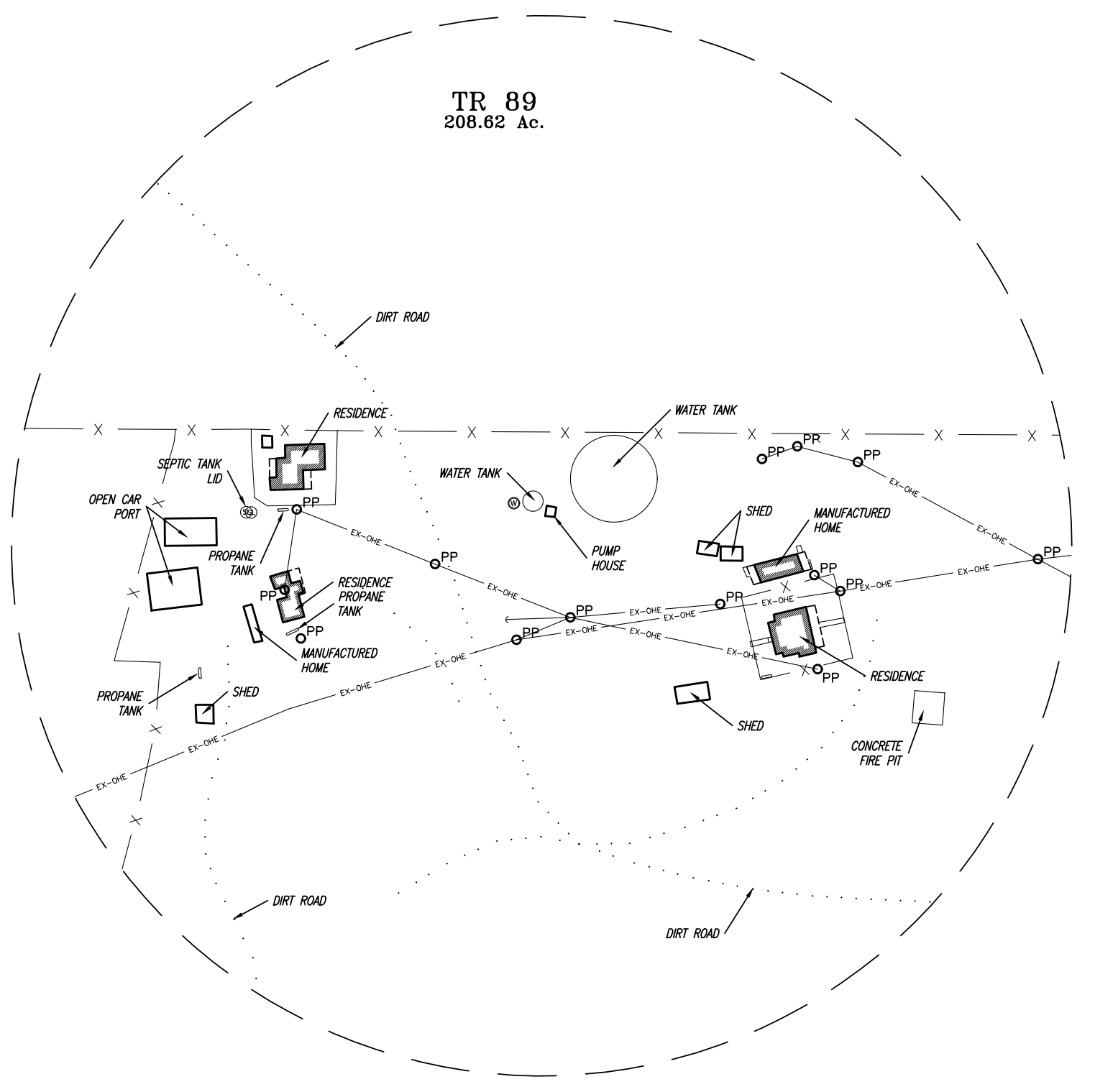
125'X75' WATER WELL EASEMENT FOR USE OF TRACT 83 THIS PLAT, TRACTS 73&76 OF OAK BEND RANCH, & DEVELOPER, ITS SUCCESSORS, AND ASSIGNS

WATER WELL INTEREST:
1/5 INT. TR 83
1/5 INT. TR 73 (OAK BEND RANCH)
1/5 INT. TR 76 (OAK BEND RANCH)
2/5 INT. TO DEVELOPER AND/OR ASSIGNS

INSET "B"
SCALE: 1"=100'


TR 48
TR 77
60.0' ROAD & UTIL. ESMT.
S14°12'28"W
68.54'
[51.42']
N00°42'25"E
1510.24'
L99
L100

INSET "C"
SCALE: 1"=100'


TR 89
208.62 Ac.
DIRT ROAD
RESIDENCE
SEPTIC TANK LID
OPEN CAR PORT
PROPANE TANK
RESIDENCE PROPANE TANK
MANUFACTURED HOME
PROPANE TANK
SHED
WATER TANK
PUMP HOUSE
WATER TANK
SHED
MANUFACTURED HOME
RESIDENCE
SHED
CONCRETE FIRE PIT
PP
EX-OHE

INSET "A"
SCALE: 1"=100'

N

GRID

0 250 500 750 1000

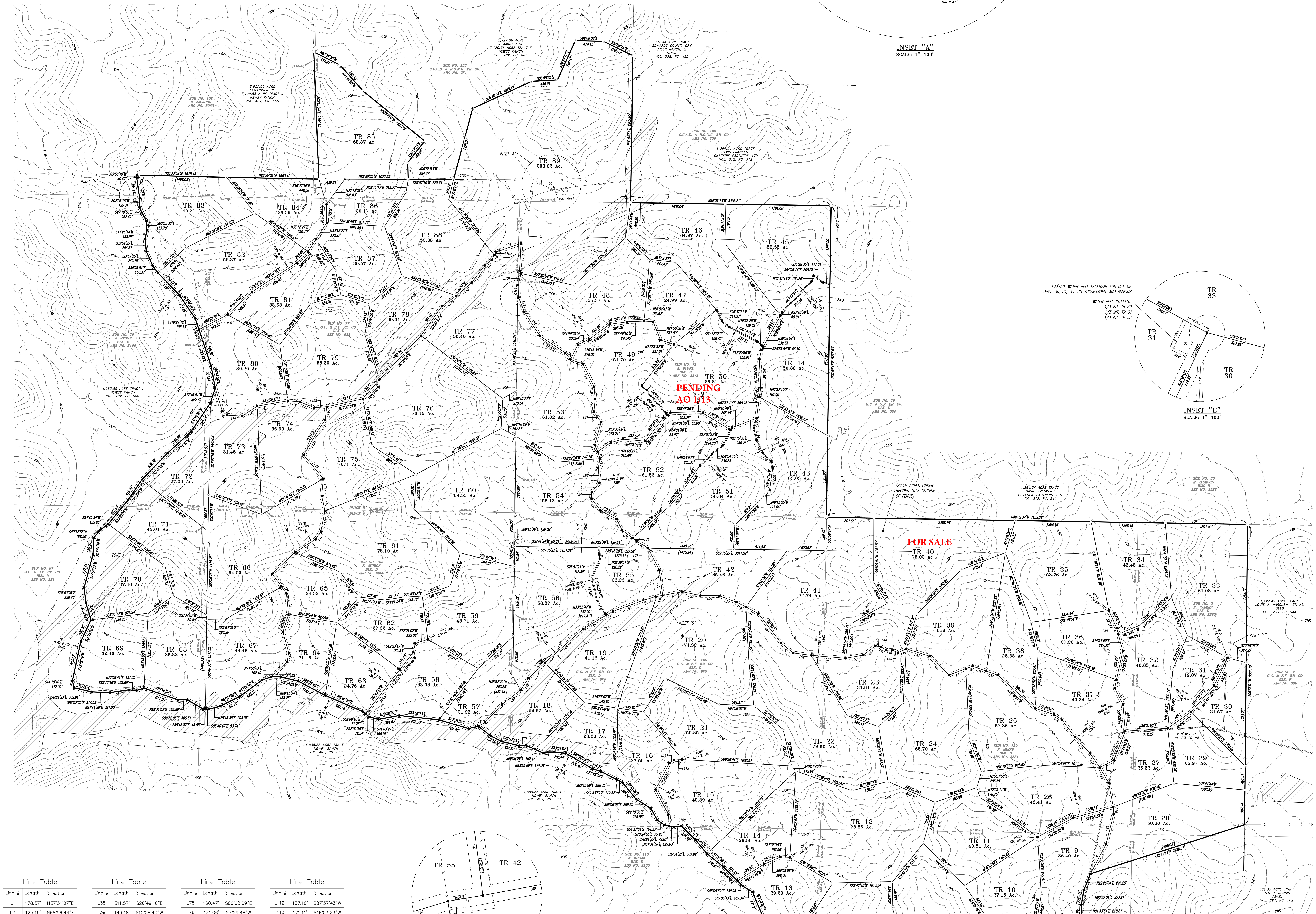
SCALE: 1"=500'

LEGEND

- ○ FOUND 1/2" IRON ROD WITH CAP "BUSHONG"
- ◇ FOUND ROCK MOUND
- □ SET 5/8" REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "WES 10194410"
- ◉ SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "WES RPLS 5907"
- ● SET 5/8" REBAR WITH 1" PLASTIC CAP STAMPED "WES RPLS 5907"
- ⊗ WELL

(COURSE VALUE PER RECORD PATENT SURVEY OR DEED D.R.E.C.T.)
{DISTANCES TO EASEMENT}

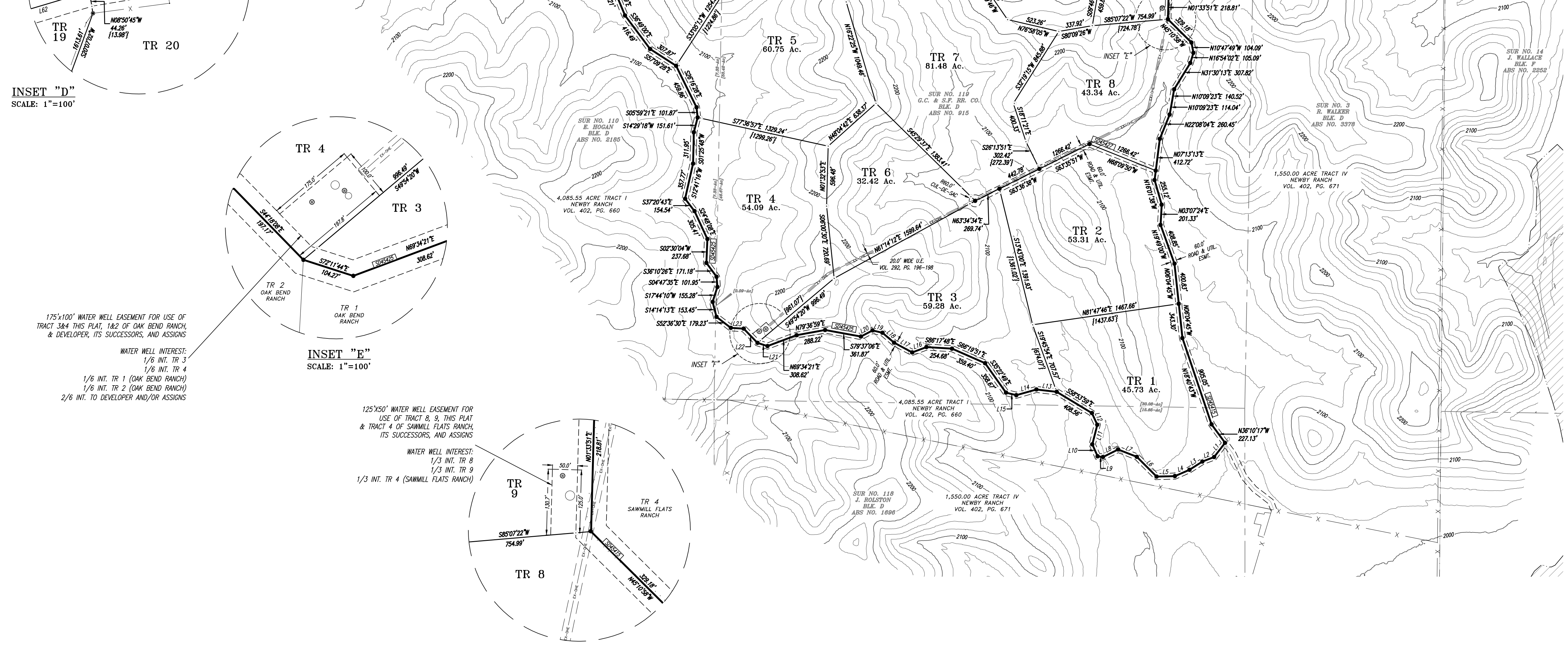
APPROX. PATENT LINE
PROPERTY LINE
ADJOINER PROPERTY LINE (℘)
TRACT LINE
CONTOUR LINES — 1700 —
EASEMENT LINE
WIRE FENCE LINE — X — X —
OVERHEAD ELECTRIC LINE — EX-OHE —
APPROX. FLOODPLAIN "ZONE A" ▨


2,927.86 ACRE REMAINDER OF 7,120.58 ACRE TRACT II NEWBY RANCH VOL. 402, PG. 665
SUR NO. 152 E. JACKSON ABS NO. 3063
SUR NO. 153 C.C.S.D. & R.G.N.G. RR. CO. ABS NO. 751
901.33 ACRE TRACT EDWARDS COUNTY DRY CREEK RANCH, LP G.W.D. VOL. 338, PG. 452
SUR NO. 169 C.C.S.D. & R.G.N.G. RR. CO. ABS NO. 759
1,364.54 ACRE TRACT DAVID FRANKENS GILLESPIE PARTNERS, LTD VOL. 312, PG. 312
SUR NO. 76 A. STONE BLK. B ABS NO. 2100
SUR NO. 77 G.C. & S.F. RR. CO. BLK. B ABS NO. 933
SUR NO. 78 A. STONE BLK. B ABS NO. 2373
SUR NO. 79 G.C. & S.F. RR. CO. BLK. B ABS NO. 934
SUR NO. 80 E. JACKSON BLK. B ABS NO. 2923
4,085.55 ACRE TRACT I NEWBY RANCH VOL. 402, PG. 660
SUR NO. 97 G.C. & S.F. RR. CO. BLK. D ABS NO. 921
SUR NO. 108 F. QUIROS BLK. D ABS NO. 2803
SUR NO. 109 G.C. & S.F. RR. CO. BLK. D ABS NO. 925
SUR NO. 120 R. MIERS BLK. D ABS NO. 2351
SUR NO. 3 R. WALKER BLK. D ABS NO. 3262
1,127.49 ACRE TRACT LOUIS J. WARDLAW ET. AL. DEED VOL. 233, PG. 544
SUR NO. 7 G.C. & S.F. RR. CO. BLK. F ABS NO. 885
(89.15-ACRES UNDER RECORD TITLE OUTSIDE OF FENCE)
BLOCK B
BLOCK D
INSET "A"
INSET "B"
INSET "C"
INSET "D"
INSET "E"
EX. WELL
ZONE A
60.0' ROAD & UTIL. ESMT.
30.0' PRIVATE ROAD ESMT. ROAD "A"
30.0' PRIVATE ROAD ESMT. ROAD "B"
30.0' PRIVATE ROAD ESMT. ROAD "C"
30.0' PRIVATE ROAD ESMT. ROAD "D"
R60.0' CUL-DE-SAC
20.0' WIDE U.E. VOL. 233, PG. 485
TR 89 208.62 Ac.
TR 85 58.87 Ac.
TR 83 45.21 Ac.
TR 84 28.59 Ac.
TR 86 20.17 Ac.
TR 82 56.37 Ac.
TR 87 30.57 Ac.
TR 88 52.38 Ac.
TR 81 33.63 Ac.
TR 78 30.64 Ac.
TR 77 56.40 Ac.
TR 80 39.20 Ac.
TR 79 55.30 Ac.
TR 74 35.90 Ac.
TR 76 78.12 Ac.
TR 73 31.45 Ac.
TR 75 40.71 Ac.
TR 72 27.00 Ac.
TR 60 64.55 Ac.
TR 71 42.01 Ac.
TR 61 78.10 Ac.
TR 70 37.46 Ac.
TR 66 64.09 Ac.
TR 65 24.52 Ac.
TR 62 27.32 Ac.
TR 59 48.71 Ac.
TR 69 32.46 Ac.
TR 68 36.82 Ac.
TR 67 44.48 Ac.
TR 64 21.16 Ac.
TR 63 24.76 Ac.
TR 58 33.08 Ac.
TR 57 21.93 Ac.
TR 46 64.97 Ac.
TR 45 55.55 Ac.
TR 48 55.37 Ac.
TR 47 24.99 Ac.
TR 49 51.70 Ac.
TR 50 58.81 Ac.
PENDING
AO 1113
TR 44 50.88 Ac.
TR 53 61.02 Ac.
TR 52 61.53 Ac.
TR 43 63.03 Ac.
TR 51 58.64 Ac.
TR 54 56.12 Ac.
TR 55 23.23 Ac.
TR 56 58.87 Ac.
TR 42 35.46 Ac.
TR 41 77.74 Ac.
FOR SALE
TR 40 75.02 Ac.
TR 35 53.76 Ac.
TR 34 43.43 Ac.
TR 33 61.08 Ac.
TR 39 46.59 Ac.
TR 36 27.26 Ac.
TR 38 28.58 Ac.
TR 32 40.85 Ac.
TR 31 19.07 Ac.
TR 37 40.34 Ac.
TR 30 21.57 Ac.
TR 20 74.32 Ac.
TR 19 41.16 Ac.
TR 18 29.87 Ac.
TR 17 23.80 Ac.
TR 16 27.59 Ac.
TR 21 50.85 Ac.
TR 22 79.82 Ac.
TR 23 31.81 Ac.
TR 24 68.70 Ac.
TR 25 52.36 Ac.
TR 26 43.41 Ac.
TR 27 25.32 Ac.
TR 29 25.97 Ac.
TR 28 50.60 Ac.
N89°09'13"W 3395.21'
N89°02'37"W 7132.28'
N00°54'51"E 2489.65'
N00°50'47"E 5277.63'
S00°33'01"W 5085.10'
TR 33
TR 31
TR 30
S60°58'06"E 776.58'
S75°15'07"E 327.25'
N25°38'43"E 518.63'
100.0'
80.2'
50.0'

100'x50' WATER WELL EASEMENT FOR USE OF TRACT 30, 31, 33, ITS SUCCESSORS, AND ASSIGNS

WATER WELL INTEREST:
1/3 INT. TR 30
1/3 INT. TR 31
1/3 INT. TR 33

INSET "E"
SCALE: 1"=100'


TR 15 49.39 Ac.
TR 14 29.50 Ac.
TR 12 78.86 Ac.
TR 11 40.51 Ac.
TR 13 29.29 Ac.
TR 10 27.15 Ac.
TR 9 36.40 Ac.
TR 5 60.75 Ac.
TR 7 81.48 Ac.
TR 8 43.34 Ac.
TR 6 32.42 Ac.
TR 4 54.09 Ac.
TR 2 53.31 Ac.
TR 3 59.28 Ac.
TR 1 45.73 Ac.
SUR NO. 110 E. HOGAN BLK. D ABS NO. 2185
SUR NO. 119 G.C. & S.F. RR. CO. BLK. D ABS NO. 915
SUR NO. 118 J. ROLSTON BLK. D ABS NO. 1696
SUR NO. 14 J. WALLACE BLK. F ABS NO. 2252
SUR NO. 3 R. WALKER BLK. D ABS NO. 3378
581.35 ACRE TRACT DAN O. DENNIS G.W.D. VOL. 297, PG. 702
1,550.00 ACRE TRACT IV NEWBY RANCH VOL. 402, PG. 671
4,085.55 ACRE TRACT I NEWBY RANCH VOL. 402, PG. 660
20.0' WIDE U.E. VOL. 292, PG. 196-198
INSET "E"
INSET "F"
N72°21'17"E 2738.82'
TR 55
TR 42
TR 19
TR 20
N08°50'45"W 44.26' [13.98']
S20°07'02"W 1613.61'
TR 4
TR 3
TR 2 OAK BEND RANCH
TR 1 OAK BEND RANCH
S44°18'08"E 197.17'
S72°11'44"E 104.27'
N69°34'21"E 308.62'
S49°54'20"W 996.49'
175.0'
120.0'
197.8'
TR 9
TR 8
TR 4 SAWMILL FLATS RANCH
N01°33'51"E 218.81'
S85°07'22"W 754.99'
N45°10'58"W 329.18'
50.0'
130.7'
125.0'

INSET "D"
SCALE: 1"=100'

175'x100' WATER WELL EASEMENT FOR USE OF TRACT 3&4 THIS PLAT, 1&2 OF OAK BEND RANCH, & DEVELOPER, ITS SUCCESSORS, AND ASSIGNS

WATER WELL INTEREST:
1/6 INT. TR 3
1/6 INT. TR 4
1/6 INT. TR 1 (OAK BEND RANCH)
1/6 INT. TR 2 (OAK BEND RANCH)
2/6 INT. TO DEVELOPER AND/OR ASSIGNS

INSET "E"
SCALE: 1"=100'

125'X50' WATER WELL EASEMENT FOR USE OF TRACT 8, 9, THIS PLAT & TRACT 4 OF SAWMILL FLATS RANCH, ITS SUCCESSORS, AND ASSIGNS

WATER WELL INTEREST:
1/3 INT. TR 8
1/3 INT. TR 9
1/3 INT. TR 4 (SAWMILL FLATS RANCH)

INSET "F"
SCALE: 1"=100'

Line Table

Line #	Length	Direction
L1	178.57'	N37°31'07"E
L2	125.19'	N68°56'44"E
L3	152.14'	N57°26'03"E
L4	157.21'	N66°42'58"E
L5	182.90'	N88°19'27"E
L6	277.86'	S44°54'05"E
L7	199.99'	S68°29'47"E
L8	168.39'	N63°21'22"E
L9	53.74'	S82°24'56"E
L10	129.84'	S24°00'32"E
L11	201.48'	S14°14'25"W
L12	127.87'	S24°44'00"E
L13	203.42'	S83°25'56"E
L14	207.94'	N74°05'16"E
L15	105.64'	S75°57'44"E
L16	151.73'	N69°21'42"E
L17	204.01'	S61°37'51"E
L18	152.07'	S49°44'10"E
L19	101.60'	S76°38'46"E
L20	130.77'	N62°08'01"E
L21	104.27'	S72°11'44"E
L22	197.17'	S44°18'08"E
L23	128.30'	S86°18'19"E
L24	565.35'	N27°50'02"E
L25	527.36'	N14°13'32"E
L26	119.67'	N2°26'54"W
L27	418.27'	N11°11'57"W
L28	296.38'	N30°04'59"W
L29	290.40'	N34°21'28"W
L30	377.88'	N43°00'48"W
L31	369.64'	N36°51'01"W
L32	158.58'	N56°17'58"W
L33	333.99'	N71°58'38"W
L34	207.90'	N70°33'48"W
L35	245.64'	N70°33'48"W
L36	121.34'	S69°22'59"W
L37	267.05'	S62°00'57"W

Line Table

Line #	Length	Direction
L38	311.57'	S26°49'16"E
L39	143.18'	S12°28'40"W
L40	106.08'	S14°51'00"E
L41	303.27'	S69°22'59"W
L42	457.73'	N45°50'46"W
L43	417.02'	N72°26'20"W
L44	152.73'	S64°23'59"W
L45	104.07'	N65°01'08"W
L46	106.43'	S89°11'06"W
L47	100.47'	N56°59'17"W
L48	100.81'	N79°12'44"W
L49	257.32'	S52°29'12"W
L50	307.00'	S79°52'26"W
L51	578.68'	N85°05'17"W
L52	309.93'	N82°42'29"W
L53	267.76'	N50°30'06"W
L54	630.30'	N37°39'30"W
L55	238.87'	N61°56'29"W
L56	177.75'	N63°21'10"W
L57	311.35'	N69°35'09"W
L58	318.85'	N89°25'35"W
L59	311.66'	N77°53'26"W
L60	341.95'	S79°23'14"W
L61	120.37'	S80°25'53"W
L62	213.55'	S73°22'51"W
L63	552.96'	S69°57'44"W
L64	219.73'	S60°22'11"W
L65	368.74'	S58°55'52"W
L66	859.85'	S48°24'49"W
L67	382.92'	S47°01'39"W
L68	242.68'	S33°31'30"W
L69	395.09'	S52°36'31"W
L70	416.66'	S42°57'12"W
L71	134.21'	S60°25'19"W
L72	263.98'	S52°14'00"E
L73	195.15'	S62°08'08"E
L74	117.81'	N87°31'23"E

Line Table

Line #	Length	Direction
L75	160.47'	S66°08'09"E
L76	431.06'	N7°29'48"W
L77	429.18'	N27°06'03"W
L78	214.92'	N60°21'10"W
L79	91.78'	N50°45'44"W
L80	217.31'	N53°55'10"W
L81	210.86'	N26°55'12"W
L82	307.66'	N61°41'07"W
L83	259.48'	N36°55'08"W
L84	104.59'	N3°00'49"E
L85	205.67'	N39°12'21"E
L86	253.81'	N4°31'41"W
L87	159.81'	N11°41'17"E
L88	125.80'	N19°30'17"W
L89	126.46'	N23°04'29"W
L90	397.10'	N15°48'14"E
L91	216.02'	N34°12'34"W
L92	215.25'	N5°31'06"E
L93	208.89'	N5°08'44"W
L94	428.05'	N26°19'07"W
L95	223.32'	N69°29'36"W
L96	141.33'	N38°38'40"W
L97	522.58'	N56°10'33"W
L98	479.86'	N32°42'49"W
L99	263.40'	N21°31'24"W
L100	208.68'	N1°59'57"W
L101	202.73'	N13°52'07"E
L102	50.06'	N30°41'19"W
L103	466.06'	N2°51'36"E
L104	443.99'	S70°54'10"W
L105	59.15'	S28°47'03"W
L106	93.12'	S28°47'03"W
L107	152.01'	S51°54'11"W
L108	194.41'	S3°14'34"E
L109	476.26'	S27°19'55"E
L110	505.94'	S27°26'12"W
L111	100.05'	S56°19'37"W

Line Table

Line #	Length	Direction
L112	137.16'	S87°37'43"W
L113	171.11'	S16°03'23"W
L114	217.03'	N13°13'39"W
L115	229.26'	N25°35'33"W
L116	200.45'	N46°29'27"W
L117	122.01'	S12°42'57"E
L118	169.00'	N76°40'48"E
L119	368.94'	S46°11'24"W
L120	154.77'	S10°38'01"W
L121	367.70'	S15°29'33"E
L122	311.09'	S17°41'11"W
L123	354.82'	S5°27'19"E
L124	143.54'	S35°35'47"E
L125	271.20'	S35°35'47"E
L126	525.74'	S46°51'12"W
L127	416.99'	S57°35'10"W
L128	154.77'	S34°11'07"W
L129	358.72'	S11°35'27"W
L130	260.75'	S12°33'22"E
L131	291.85'	S5°42'46"W
L132	523.47'	S39°44'39"E
L133	488.13'	S30°44'17"W
L134	205.92'	S33°30'07"W
L135	228.56'	S7°31'29"W
L136	215.44'	S85°37'35"W
L137	263.02'	N67°48'11"W
L138	203.38'	N85°20'39"W
L139	525.81'	S80°18'24"W
L139	290.43'	S54°41'44"W
L140	308.31'	S56°36'14"W
L140	347.65'	S49°18'23"W
L141	257.07'	N86°27'48"W
L141	362.79'	S37°03'06"W
L142	103.85'	N49°05'24"W
L143	410.40'	N16°50'58"W

631 WATER STREET
KERRVILLE, TX 78028
830-217-7100

wellbornengineering.com
FIRM# 10194410
T.B.P.E.L.S.

WELLBORN
ENGINEERING & SURVEYING

PROJECT:	SCALE:	FIELD:	DRAFTING:	CHECKED:
WES: 21-006	1" = 500'	JS/CM	JSM	RSM

LAST FIELD VISIT: 07.29.2021
LAST DRAFT REVISION: 08.13.2021

SHEET NO.
1 of 1