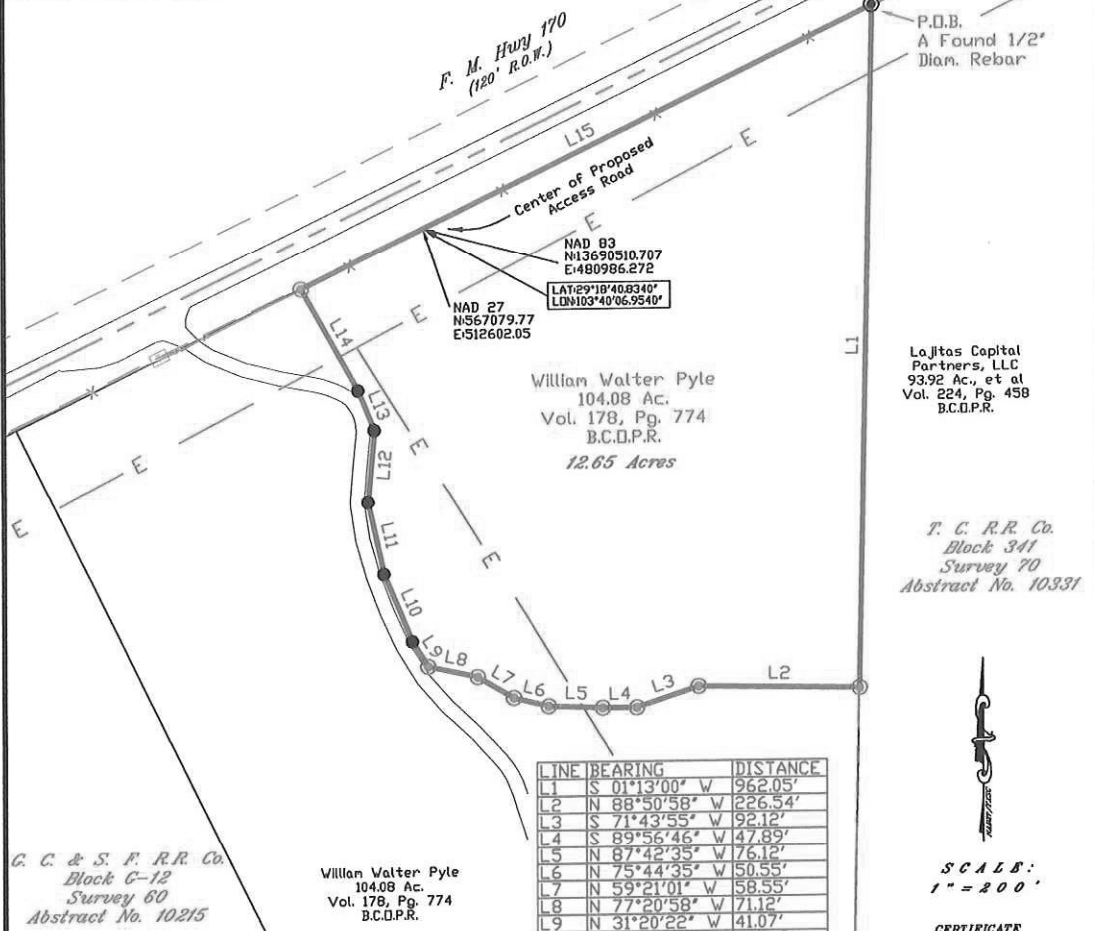


LEGEND	
BOUNDARY LINE	---
SURVEY LINES	---
ADJOINER LINES	---
FEENCE	---
ROAD	---
ROW LINES	---
ELECTRIC UTILITY	---
UNMARKED POINT	●
FOUND MONUMENT AS NOTED	●
SET 1/2" DIAM. REBAR WITH IDENTIFICATION CAP STAMPED "RPLS/6418"	●



LINE	BEARING	DISTANCE
L1	S 01°13'00" W	962.05'
L2	N 88°50'58" W	226.54'
L3	S 71°43'55" W	92.12'
L4	S 89°56'46" W	47.89'
L5	N 87°42'35" W	76.12'
L6	N 75°44'35" W	50.55'
L7	N 59°21'01" W	58.55'
L8	N 77°20'58" W	71.12'
L9	N 31°20'22" W	41.07'
L10	N 22°37'03" W	103.32'
L11	N 12°26'25" W	103.56'
L12	N 05°22'43" E	102.04'
L13	N 22°17'54" W	60.49'
L14	N 29°19'56" W	165.41'
L15	N 64°02'13" E	895.29'

NOTE:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS, RESTRICTIONS, APPURTENANCES, AND ENCUMBRANCES MAY EXIST IN ADDITION TO THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO REVISION UPON RECEIPT OF A TITLE INSURANCE COMMITMENT OR ATTORNEY'S TITLE OPINION.

PLAT SHOWING:

Being a Severance Survey of 12.65 acres of land, more or less, lying in Brewster County, Texas, being out of and a part of G.C. & S.F. R.R. Co. Survey 60, Block G-12, Abstract No. 10215, and also being out of and a part of that same certain tract called 104.08 acres described in conveyance document to Walter William Pyle recorded in Volume 178, Page 774 of the Brewster County Official Public Records, Brewster County, Texas.

NOTES:

IMPROVEMENTS SHOWN ARE LIMITED TO MAJOR STRUCTURES AND VISIBLE SALIENT FEATURES. SEE CORRESPONDING FIELD NOTES FOR FURTHER DESCRIPTION. DEARINGS, DISTANCES, AND AREAS SHOWN HEREON CONFORM TO THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM 1927, TEXAS SOUTH CENTRAL ZONE. AREA IS SHOWN IN GRID ACRES.
1/2" DIAMETER REBAR WITH IDENTIFICATION CAPS STAMPED "RPLS/6418" SET AT ALL CORNERS UNLESS OTHERWISE NOTED OR SHOWN.

PREPARED FOR:
WILLIAM WALTER PYLE (SELLER)
BRET HOLBERT & SHERRIE KYLE HOLBERT (BUYER)
C/O WILLIAM WALTER PYLE
103 N. 6TH STREET
ALPINE, TX 79830

PURPOSE OF SURVEY:
SEVERANCE/EASEMENT

WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY.
D. G. Smyth & Co. Inc. FIRM #10008800

235 N. GETTY ST.
SUITE B
UVALDE, TEXAS 78801
PHONE 830-591-0858

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STATE OF TEXAS
COUNTY OF UVALDE:

I, MARK E. LOGGBRINK, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY MEN WORKING UNDER MY SUPERVISION AND THAT SAME IS TRUE AND CORRECT ACCORDING TO SAID SURVEY. THE PLAT AS PREPARED HAS A LIKENESS OF MY SEAL IN THE COLOR RED, HEREON, AND IS ALSO EMBOSSED WITH MY IMPRESSION SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED, IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEALS AND SIGNATURE.
COMPLETED: JULY 27, 2020

Mark E. Loggbrink
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6418

PROJECT NO. 20-0161 CHK'D BY:
DRAWING NO. 20-0161
DATE: JULY 27, 2020

D. G. Smyth & Co. Inc.

"A Statewide Professional Land Surveying Service Company"

235 N. Getty St., Suite B

Uvalde, Texas 78801

FIRM # 10008800

Office Tel. (830) 591-0858

smythsurveyors.com

Fax (830) 591-0863

FIELD NOTES FOR A SEVERANCE SURVEY OF 12.65 ACRES, MORE OR LESS COMPLETED JULY 27, 2020

Being a Severance Survey of 12.65 acres of land, more or less, lying in Brewster County, Texas, being out of and a part of G.C. & S.F. RR. Co. Survey 60, Block G-12, Abstract No. 10215, and also being out of and a part of that same certain tract called 104.08 acres described in conveyance document to Walter William Pyle recorded in Volume 178, Page 774 of the Brewster County Official Public Records, Brewster County, Texas and being more particularly described by metes and bounds as follows: (The courses, distances, areas and any coordinates cited herein or shown on the corresponding survey plat conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone.) (All corners called for as being set are marked on the ground with ½" rebar with plastic identification caps stamped "RPLS/6418" attached unless otherwise noted or shown.)

BEGINNING: at a found ½" diameter rebar in the fenced southeasterly margin of F. M. Highway 170 (120' R.O.W.), at a point on the ostensible common line of T.C. RR. Co. Survey 70, Block 341, Abstract No. 10331 and said Survey 60, marking the northwest corner of that same certain tract called 93.92 acres described in conveyance document to Lajitas Capital Partners, LLC recorded in Volume 224, Page 458 of the Brewster County Official Public Records, marking the northeast corner of said 104.08 acres parent tract, and marking the northeast corner of the herein described tract;

THENCE: S 01° 13' 00" W, with the ostensible common line of said Surveys 60 and 70, also with the common lines of said 93.92 acres tract, said 104.08 acres parent tract and the herein described tract for a distance of 962.05 feet to a set ½" diameter rebar marking the southeast corner of the herein described tract;

THENCE: In a northwesterly direction, crossing into and across said 104.08 acres parent tract for the following sixteen (16) calls;

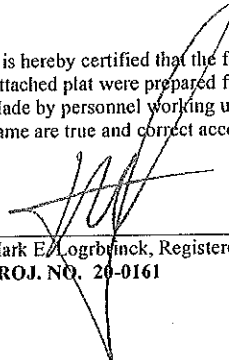
1. **N 88° 50' 58" W**, for a distance of **226.54** feet to a set ½" diameter rebar marking a deflection point of the herein described tract;
2. **S 71° 43' 55" W**, for a distance of **92.12** feet to a set ½" diameter rebar marking a deflection point of the herein described tract;
3. **S 89° 56' 46" W**, for a distance of **47.89** feet to a set ½" diameter rebar marking a deflection point of the herein described tract;
4. **N 87° 42' 35" W**, for a distance of **76.12** feet to a set ½" diameter rebar marking a deflection point of the herein described tract;
5. **N 75° 44' 35" W**, for a distance of **50.55** feet to a set ½" diameter rebar marking a deflection point of the herein described tract;
6. **N 59° 21' 01" W**, for a distance of **58.55** feet to a set ½" diameter rebar marking a deflection point of the herein described tract;
7. **N 77° 20' 58" W**, for a distance of **71.12** feet to a set ½" diameter rebar at a point on an east line of a 30' in width access easement containing 0.45 grid acre simultaneously surveyed by D. G. Smyth & Co. Inc. on this same day and marking a deflection point of the herein described tract;
8. **N 31° 20' 22" W**, with the common line of said 30' in width access easement and the herein described tract for a distance of **41.07** feet to an unmarked point for a deflection point of the herein described tract;
9. **N 22° 37' 03" W**, with the common line of said 30' in width access easement and the herein described tract for a distance of **103.32** feet to an unmarked point for a deflection point of the herein described tract;
10. **N 12° 26' 25" W**, with the common line of said 30' in width access easement and the herein described tract for a distance of **103.56** feet to an unmarked point for a deflection point of the herein described tract;
11. **N 05° 22' 43" E**, with the common line of said 30' in width access easement and the herein described tract for a distance of **102.04** feet to an unmarked point for a deflection point of the herein described tract;
12. **N 22° 17' 54" W**, with the common line of said 30' in width access easement and the herein described tract for a distance of **60.49** feet to an unmarked point for a deflection point of the herein described tract;

13. N 29° 19' 56" W, with the common line of said 30' in width access easement and the herein described tract for a distance of **165.41** feet to a set ½" diameter rebar in the fenced southeasterly margin of F. M. Highway 170, also at a point on the northwesterly line of said 104.08 acres parent tract marking the northwest corner of the herein described tract;

THENCE: N 64° 02' 13" E, with the fenced southeasterly margin of F. M. Highway 170, also with the common line of said 104.08 acres parent tract and the herein described tract for a distance of **895.29** feet to the **Place of Beginning** and containing **12.65 acres** of land, more or less, within the herein described boundary, according to an actual on the ground survey made by D. G. Smyth & Co., Inc. and completed on July 27, 2020.

THE STATE OF TEXAS:
COUNTY OF UVALDE:

It is hereby certified that the foregoing field note description and Attached plat were prepared from an actual on the ground survey Made by personnel working under my direct supervision and that Same are true and correct according to said survey.


Mark E. Loggbrinck, Registered Professional Land Surveyor/No. 6418
PROJ. NO. 20-0161

