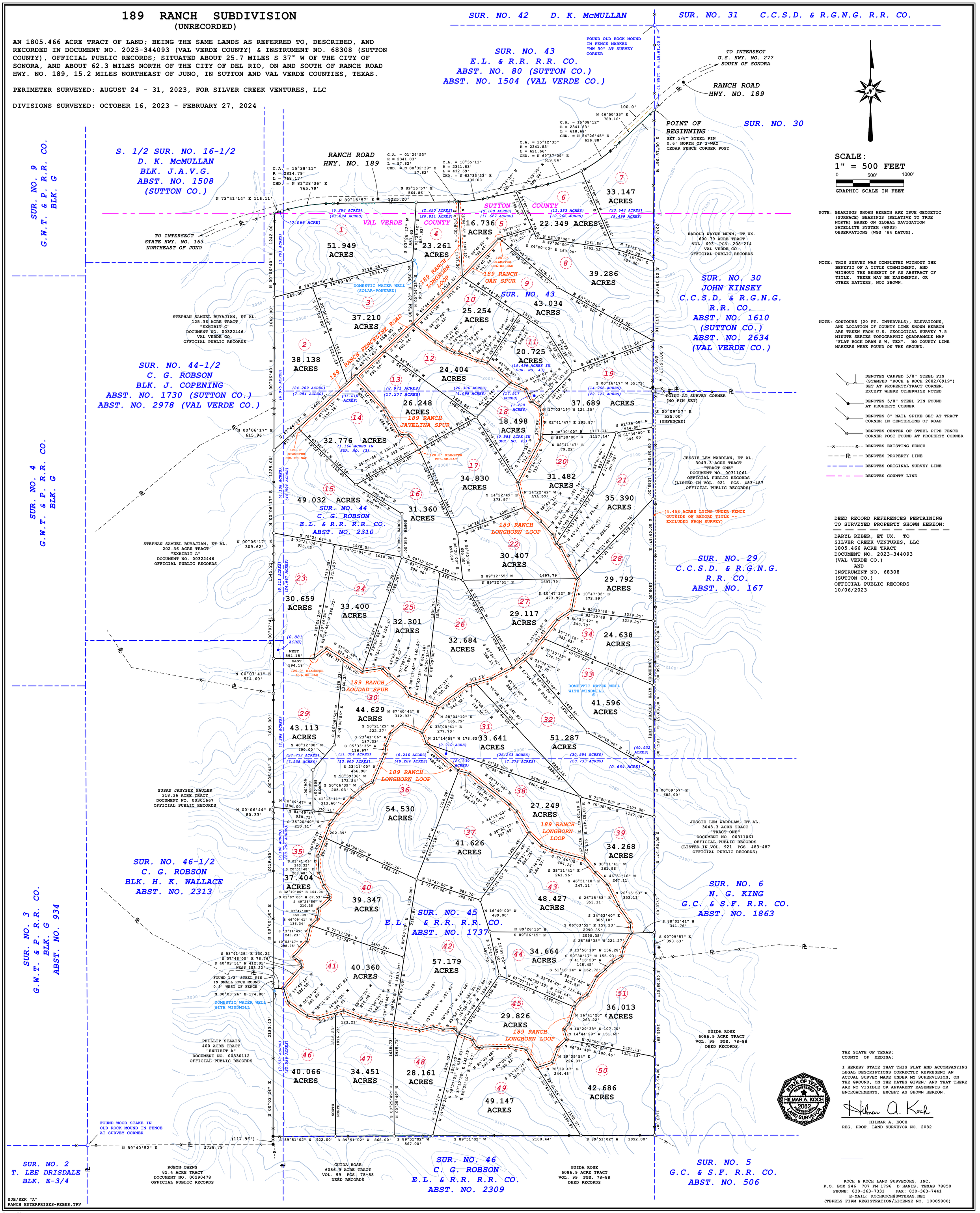
189 RANCH SUBDIVISION
(UNRECORDED)

AN 1805.466 ACRE TRACT OF LAND; BEING THE SAME LANDS AS REFERRED TO, DESCRIBED, AND RECORDED IN DOCUMENT NO. 2023-344093 (VAL VERDE COUNTY) & INSTRUMENT NO. 68308 (SUTTON COUNTY), OFFICIAL PUBLIC RECORDS; SITUATED ABOUT 25.7 MILES S 37° W OF THE CITY OF SONORA, AND ABOUT 62.3 MILES NORTH OF THE CITY OF DEL RIO, ON AND SOUTH OF RANCH ROAD HWY. NO. 189, 15.2 MILES NORTHEAST OF JUNO, IN SUTTON AND VAL VERDE COUNTIES, TEXAS.

PERIMETER SURVEYED: AUGUST 24 - 31, 2023, FOR SILVER CREEK VENTURES, LLC

DIVISIONS SURVEYED: OCTOBER 16, 2023 - FEBRUARY 27, 2024



NOTE: BEARINGS SHOWN HEREON ARE TRUE GEODETIC (SURFACE) BEARINGS (RELATIVE TO TRUE NORTH) BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS (WGS '84 DATUM).

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.

NOTE: CONTOURS (20 FT. INTERVALS), ELEVATIONS, AND LOCATION OF COUNTY LINE SHOWN HEREON ARE TAKEN FROM U.S. GEOLOGICAL SURVEY 7.5 MINUTE SERIES TOPOGRAPHIC QUADRANGLE MAP "FLAT ROCK DRAW S W, TEX". NO COUNTY LINE MARKERS WERE FOUND ON THE GROUND.

DENOTES CAPPED 5/8" STEEL PIN (STAMPED "KOCH & KOCH 2082/6919") SET AT PROPERTY/TRACT CORNER, EXCEPT WHERE OTHERWISE NOTED

DENOTES 5/8" STEEL PIN FOUND AT PROPERTY CORNER

DENOTES 8" NAIL SPIKE SET AT TRACT CORNER IN CENTERLINE OF ROAD

DENOTES CENTER OF STEEL PIPE FENCE CORNER POST FOUND AT PROPERTY CORNER

DENOTES EXISTING FENCE

DENOTES PROPERTY LINE

DENOTES ORIGINAL SURVEY LINE

DENOTES COUNTY LINE

DEED RECORD REFERENCES PERTAINING TO SURVEYED PROPERTY SHOWN HEREON:

DARYL REBER, ET UX. TO
SILVER CREEK VENTURES, LLC
1805.466 ACRE TRACT
DOCUMENT NO. 2023-344093
(VAL VERDE CO.)
AND
INSTRUMENT NO. 68308
(SUTTON CO.)
OFFICIAL PUBLIC RECORDS
10/06/2023

THE STATE OF TEXAS:
COUNTY OF MEDINA:

I HEREBY STATE THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTIONS CORRECTLY REPRESENT AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, ON THE DATES GIVEN; AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN HEREON.

STATE OF TEXAS REGISTERED HILMAR A. KOCH 2082 PROFESSIONAL LAND SURVEYOR

HILMAR A. KOCH
REG. PROF. LAND SURVEYOR NO. 2082

KOCH & KOCH LAND SURVEYORS, INC.
P.O. BOX 246 707 FM 1796 D'HANIS, TEXAS 78850
PHONE: 830-363-7331 FAX: 830-363-7441
E-MAIL: KOCHKOCH@SWTEXAS.NET
(TBPELS FIRM REGISTRATION/LICENSE NO. 10005800)

Traverse PC