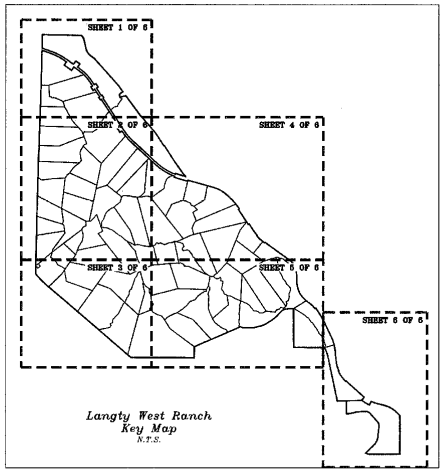
AMENDING PLAT OF

Langtry West Ranch

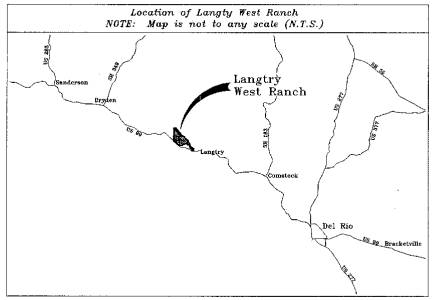
11,793.0 acres of land, more or less, in Val Verde County, Texas, being a portion of that 23,058.3 acres known as Winters Santa Clara Ranch, being in most part the same lands as referenced to and recorded in Vol. 326, pg. 344-365, Deed Records; Vol. 604, Pg 775-778, Official Public Records; and Vol.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

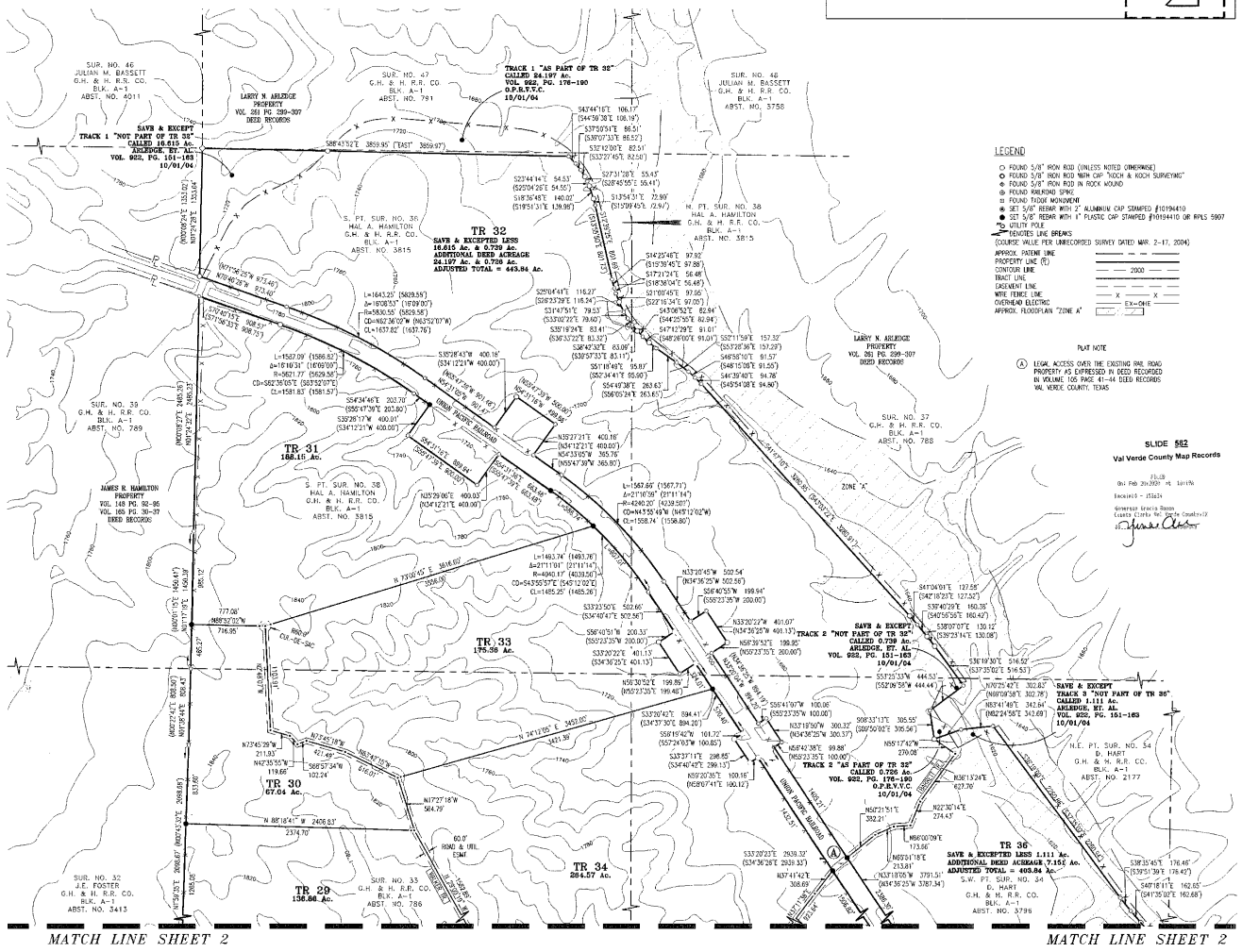
(Patent Acreages are Approximate)

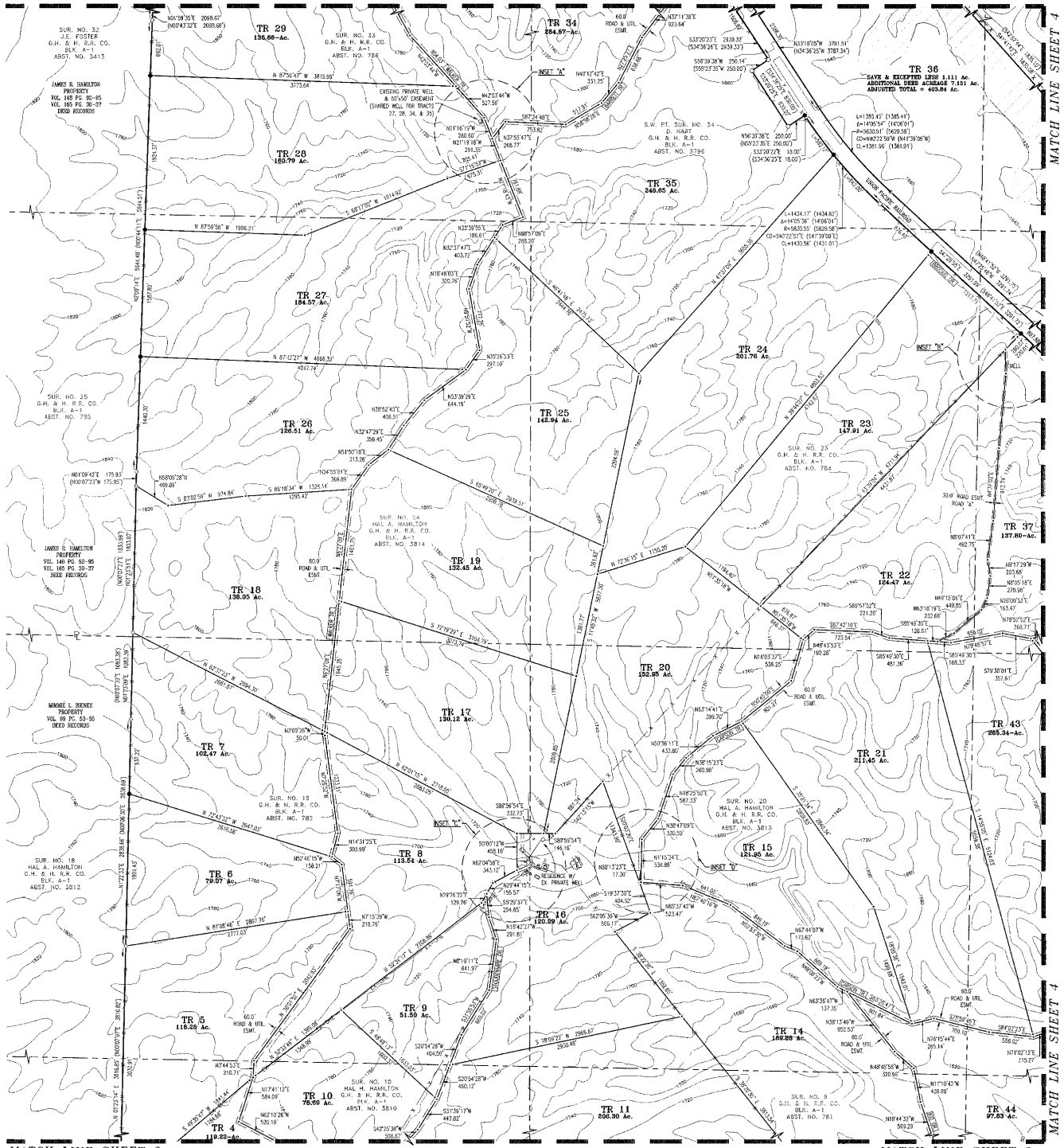
41.47 Acres in the G.H. & H. R.R. Co. Survey No. 5 Abstract No. 779
463.07 Acres in the G.H. & H. R.R. Co. Survey No. 6 Abstract No. 3828
647.20 Acres in the G.H. & H. R.R. Co. Survey No. 7 Abstract No. 780
642.58 Acres in the G.H. & H. R.R. Co. Survey No. 8 Abstract No. 3592
641.18 Acres in the G.H. & 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. 339
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. 338
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



Langtry West Ranch
Key Map
N.T.S.




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
TRACT 1 "AS PART OF TR 32"
CALLED 94.197 Ac.
VOL. 922, PG. 176-190
O.P.R.V.V.C.
10/01/04
SAVE & EXCEPT
TRACT 1 "NOT PART OF TR 32"
CALLED 16.615 Ac.
ARLEDGE, ET. AL.
VOL. 922, PG. 151-163
10/01/04
TR 32
SAVE & EXCEPTED LESS
16.615 Ac. & 0.739 Ac.
ADDITIONAL DEED ACREAGE
24.197 Ac. & 0.720 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
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
JAMES R. HAMILTON PROPERTY
VOL. 148 PG. 92-95
VOL. 165 PG. 39-97
DEED RECORDS
S. 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
175.38 Ac.
TR 30
67.04 Ac.
TR 29
136.86 Ac.
TR 34
284.57 Ac.
TR 36
SAVE & EXCEPTED LESS 1.111 Ac.
ADDITIONAL DEED ACREAGE 7.152 Ac.
ADJUSTED TOTAL = 403.84 Ac.
TRACT 2 "AS PART OF TR 32"
CALLED 0.739 Ac.
VOL. 922, PG. 176-190
O.P.R.V.V.C.
10/01/04
SAVE & EXCEPT
TRACT 2 "NOT PART OF TR 32"
CALLED 0.739 Ac.
ARLEDGE, ET. AL.
VOL. 922, PG. 151-163
10/01/04
SAVE & EXCEPT
TRACT 3 "NOT PART OF TR 36"
CALLED 1.111 Ac.
ARLEDGE, ET. AL.
VOL. 922, PG. 151-163
10/01/04
S. PT. SUR. NO. 54
D. HART
G.H. & H. R.R. CO.
BLK. A-1
ABST. NO. 2177
S.W. PT. SUR. NO. 34
E. HART
G.H. & H. R.R. CO.
BLK. A-1
ABST. NO. 3796
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
LARRY N. ARLEDGE PROPERTY
VOL. 261 PG. 299-307
DEED RECORDS
ZONE "A"
UNION PACIFIC RAILROAD
CUL-DE-SAC
60.0' ROAD & UTIL. ESMT.
N 88°18'41" W 2406.83'
2374.70'
777.08'
N88°32'20"W
716.95'
N 73°20'02" E 3816.69'
N 74°17'05" E 3452.00'
N 74°17'05" E 3431.39'
S 15°42'55" E 2636.59'
S 15°42'55" E 2636.59'
S 15°42'55" E 2636.59



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)

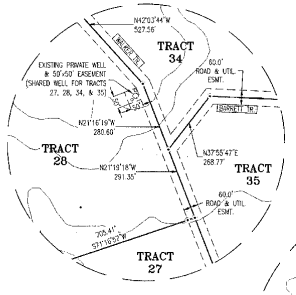
APPROX. PATENT LINE
PROPERTY LINE (R)
CONTOUR LINE 2000
TRACT LINE
EASEMENT LINE
WIRE FENCE LINE X X
OVERHEAD ELECTRIC EX-OHE
APPROX. FLOODPLAIN "ZONE A"

N

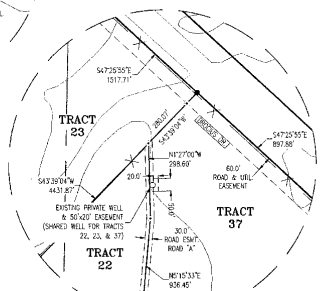
"GRID"

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

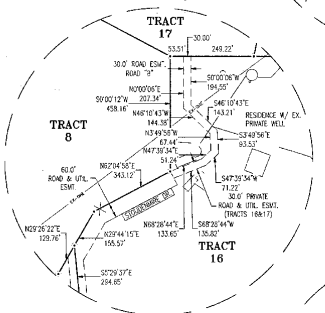
INSET "A"
SCALE: 1"=200'



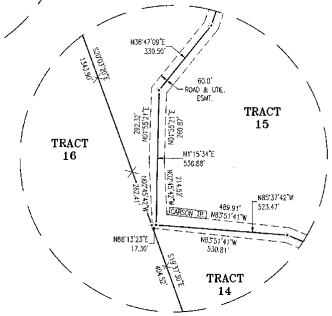
INSET "B"
SCALE: 1"=200'



INSET "C"
SCALE: 1"=200'



INSET "D"
SCALE: 1"=200'



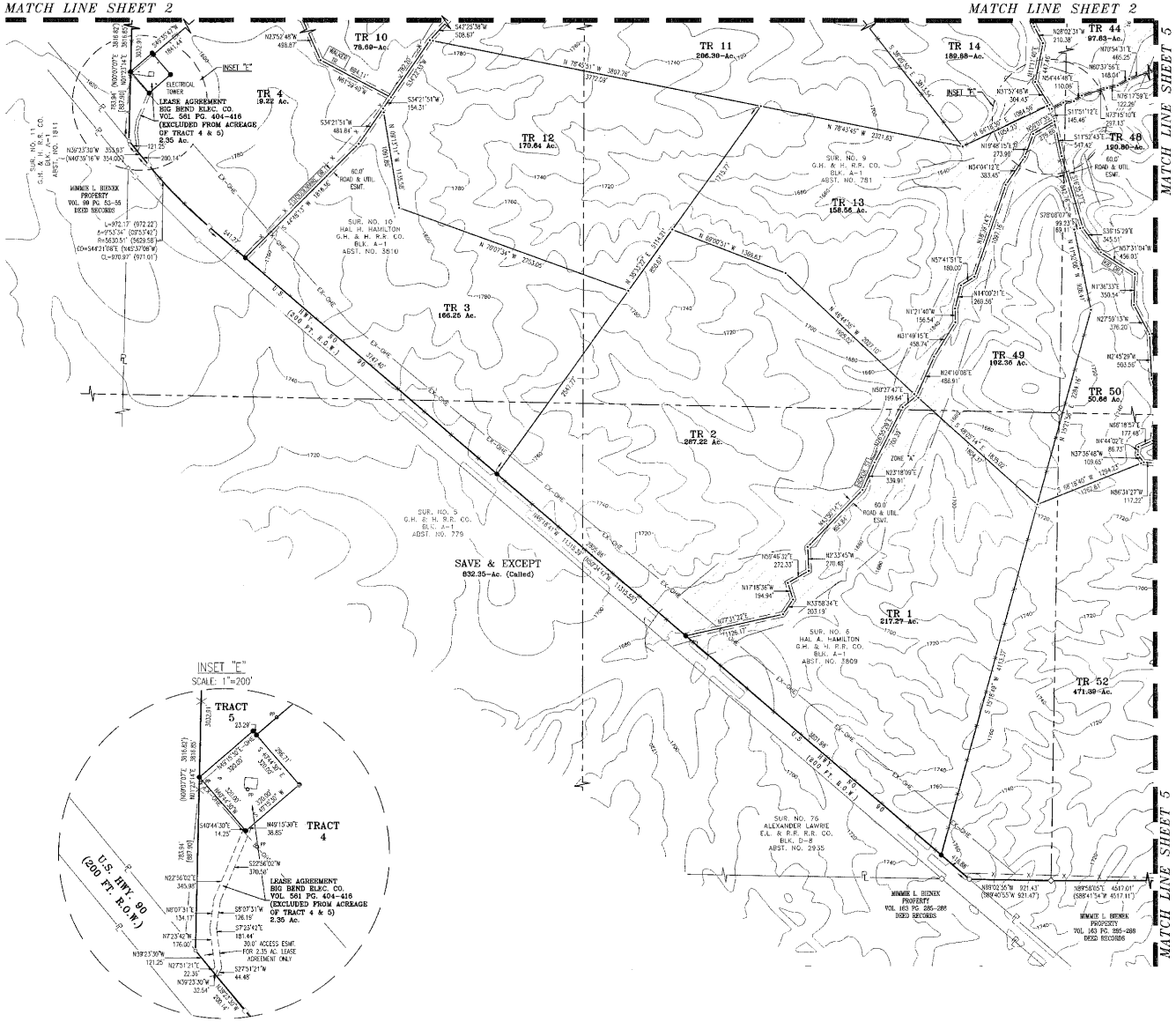
SLIDE 582
Val Verde County Map Records

AMENDING PLAT OF
Langtry West Ranch

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

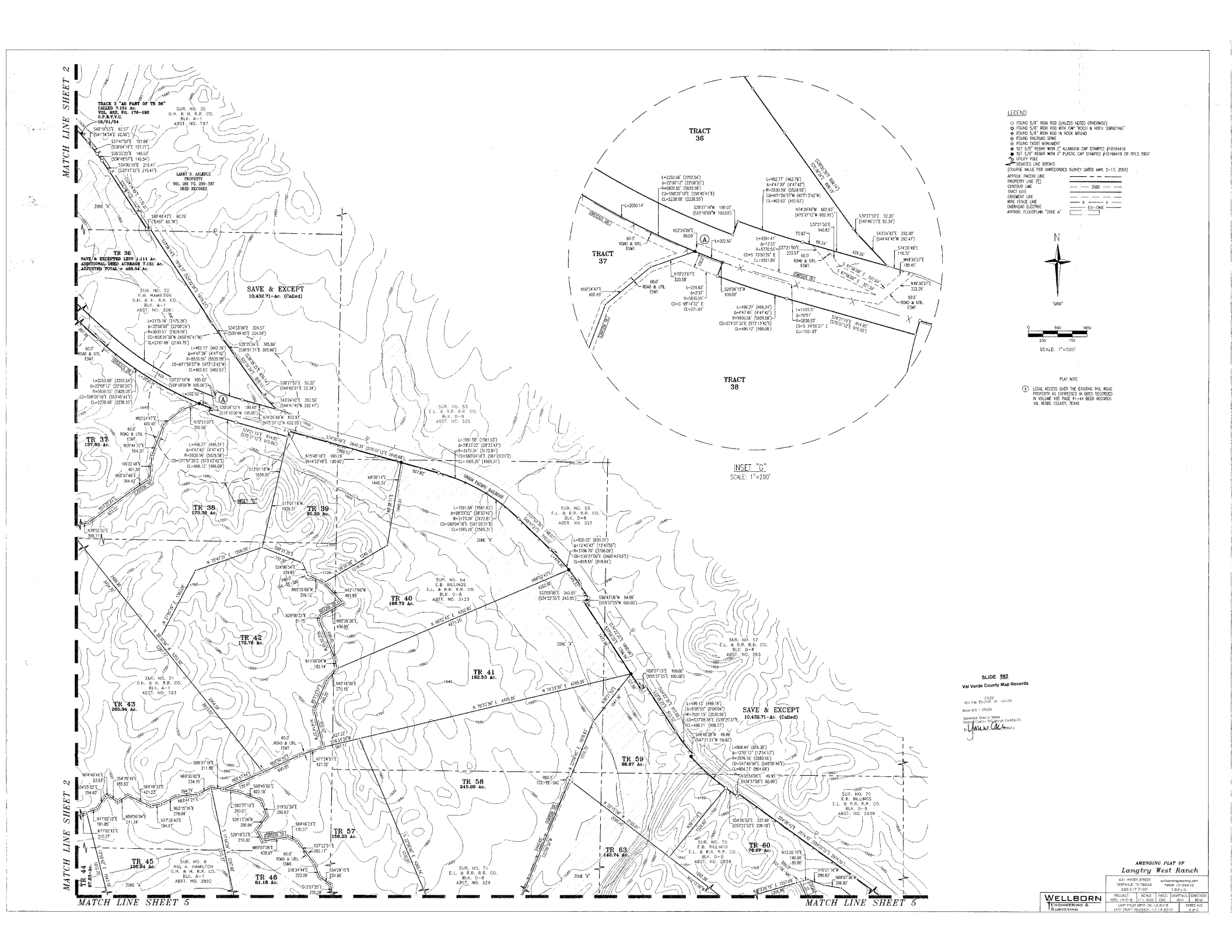
PROJECT:	SCALE:	FIELD:	DRAFTING:	CHECKED:
WES-19-016	1" = 500'	CBC	JGM	RSW

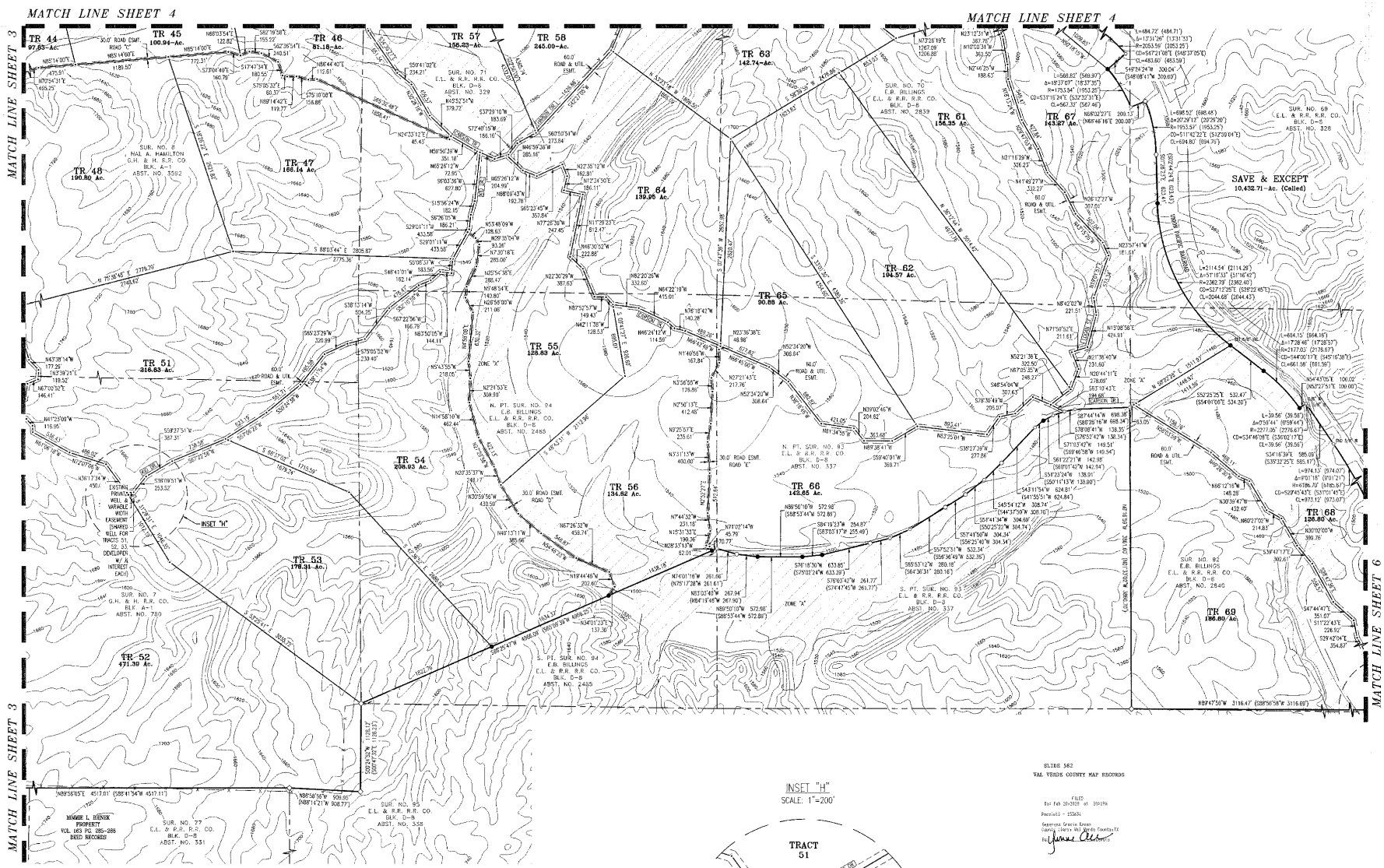
LAST FIELD VISIT: DEC 13, 2019
LAST DRAFT REVISION: 12-19-2019
SHEET NO. 2 of 5

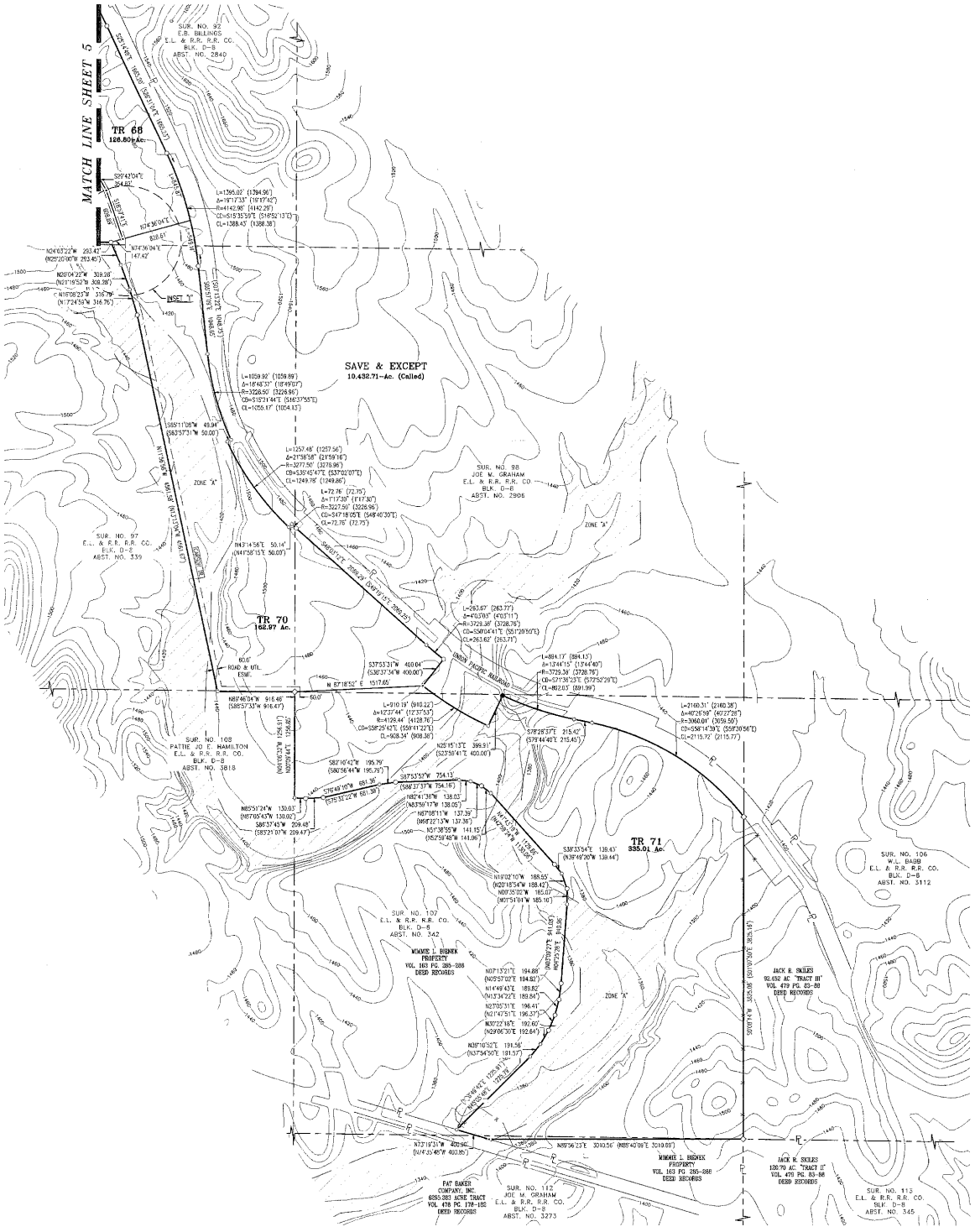


AMENDING PLAT OF
Langtry West Ranch

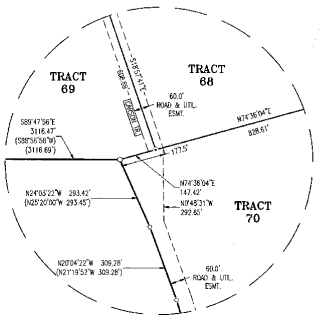
WELLBORN ENGINEERING & SURVEYING	631 DAVIS STREET, DEL RIO, TX 78840 · 830-217-7100 · wellbornengineering.com · FIRM# 10194410 · T.B.P.L.S.				
	PROJECT: WES. 18-018	SCALE: 1" = 500'	FIELD: CBC	DRAFTING: JSM	CHECKED: RSM
	LAST FIELD VISIT: 04.13.2019			SHEET NO.	
	LAST DRAFT REVISION: 12.19.2019			3 of 6	


MATCH LINE SHEET 2
MATCH LINE SHEET 5
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"
N
"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
SAVE & EXCEPT
10,432.71-Ac. (Called)
TR 36
SAVE & EXCEPTED LESS 1.111 Ac.
ADDITIONAL DEED ACREAGE 7.151 Ac.
ADJUSTED TOTAL = 405.54 Ac.
TR 37
137.80 Ac.
TR 38
170.30 Ac.
TR 39
90.30 Ac.
TR 40
166.73 Ac.
TR 41
162.53 Ac.
TR 42
173.76 Ac.
TR 43
265.94 Ac.
TR 44
97.85 Ac.
TR 45
106.94 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.
UNION PACIFIC RAILROAD
SLIDE 582
Val Verde County Map Records
AMENDING PLAT OF
Langtry West Ranch
WELLBORN ENGINEERING & SURVEYING
631 WATER STREET
DEL RIO, TX 78840
wellbornengineering.com
830-217-7100
T.B.P.L.S. FIRM #10194410
PROJECT: WES-19-018
SCALE: 1" = 500'
FIELD: CBC
DRAFTING: JSM
CHECKED: BSM
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
316.83 Ac.
TR 52
471.30 Ac.
TR 53
178.31 Ac.
TR 54
208.93 Ac.
TR 55
128.83 Ac.
TR 56
134.82 Ac.
TR 57
198.33-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
142.85 Ac.
TR 67
163.27 Ac.
TR 68
126.80-Ac.
TR 69
186.80-Ac.
SAVE & EXCEPT
10,432.71-Ac. (Called)
INSET "H"
SCALE: 1"=200'
TRACT 51
TRACT 52
TRACT 53
EXISTING PRIVATE WELL & VARIABLE WIDTH EASEMENT (SHARED WELL FOR TRACTS 51, 52, 53, DEVELOPER W/ ¼ INTEREST EACH)
SLIDE 582
VAL VERDE COUNTY MAP RECORDS
FILED
Dec Feb 26 2020 at 10:19a
Receipt# - 153834
Sammie Speer Brown
County Clerk Val Verde County,TX
By
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
(COURSE 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# (O) 194410
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



INSET "I"
SCALE: 1"=200'



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				
LAST DRAFT REVISION: 2.19.2019				SHEET NO. 6 of 6