FINAL PLAT OF
Wolf Springs Ranch

~ LEGEND ~

- Denotes 1/2" capped iron rod stamped "LITTLE 6163" set for Property Corner, unless otherwise noted.
- Denotes 8" spike with washer stamped "LITTLE 6163" set
- Denotes 5/8" iron rod found for Property Corner, unless otherwise noted.
- Original rock mound found for Patent Survey corner, unless otherwise noted.
- Original witness marker found, unless otherwise noted.
- Wire Fence
- Transmission Line
- Patent Line

SLIDE 520
Val Verde County Map Records

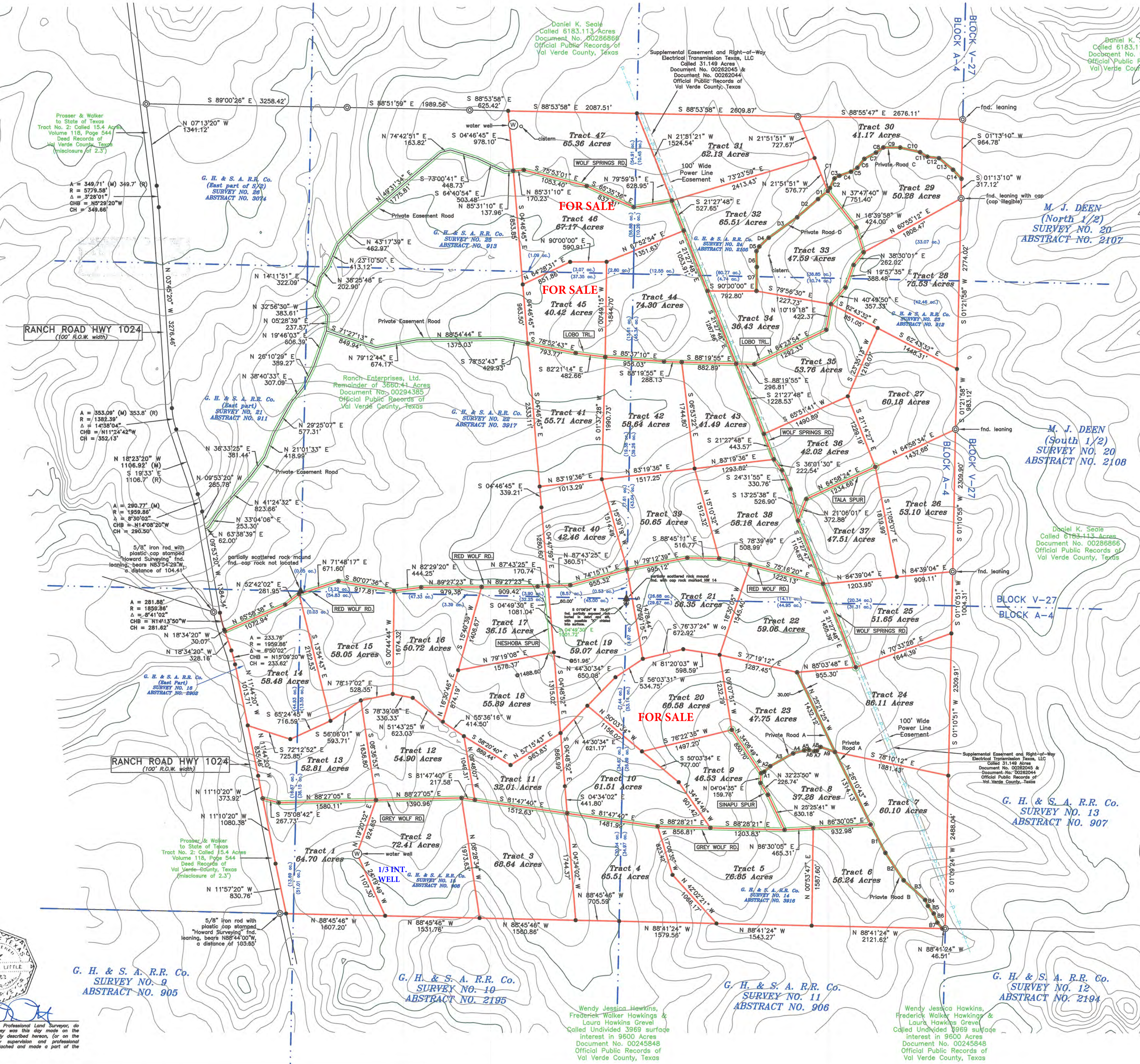
FILED
On: Jul 26,2016 at 09:02A
Receipt# - 129514
Generosa Gracia-Ramon
County Clerk, Val Verde County,TX
By ______ ,Deputy

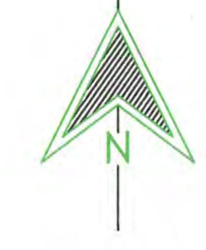
NOTE : The survey drawing and all accompanying documents are the property of South Texas Geomatics & Stacy L. Little, R.P.L.S. and may not be used for any purpose unless paid for at or before the scheduled closing. Any use of the survey drawing and any accompanying documents shall be considered a theft of services and dealt with accordingly.

Certification Note: This survey as prepared has my signature in blue ink and my seal embossed along with my ink seal overlaying the embossed seal. If this survey plat and/or attached description does not have these three conditions fulfilled, it is a copy and may have been altered. South Texas Geomatics and Stacy L. Little, R.P.L.S. No. 6163 assume no responsibility for copies.

9-1-1 ADDRESSES

TRACT NO.	9-1-1 ADDRESS	COUNTY	STATE
TRACT 1	160 GREY WOLF RD	VAL VERDE	TX
TRACT 2	542 GREY WOLF RD	VAL VERDE	TX
TRACT 3	944 GREY WOLF RD	VAL VERDE	TX
TRACT 4	1306 GREY WOLF RD	VAL VERDE	TX
TRACT 5	1792 GREY WOLF RD	VAL VERDE	TX
TRACT 6	1444 GREY WOLF RD	VAL VERDE	TX
TRACT 7	1885 GREY WOLF RD	VAL VERDE	TX
TRACT 8	64 SINAPU SPUR	VAL VERDE	TX
TRACT 9	153 SINAPU SPUR	VAL VERDE	TX
TRACT 10	1353 GREY WOLF RD	VAL VERDE	TX
TRACT 11	909 GREY WOLF RD	VAL VERDE	TX
TRACT 12	545 GREY WOLF RD	VAL VERDE	TX
TRACT 13	133 GREY WOLF RD	VAL VERDE	TX
TRACT 14	96 RED WOLF RD	VAL VERDE	TX
TRACT 15	410 RED WOLF RD	VAL VERDE	TX
TRACT 16	684 RED WOLF RD	VAL VERDE	TX
TRACT 17	934 RED WOLF RD	VAL VERDE	TX
TRACT 18	216 NESHOBA SPUR	VAL VERDE	TX
TRACT 19	1186 RED WOLF RD	VAL VERDE	TX
TRACT 20	349 SINAPU SPUR	VAL VERDE	TX
TRACT 21	1462 RED WOLF RD	VAL VERDE	TX
TRACT 22	1796 RED WOLF RD	VAL VERDE	TX
TRACT 23	300 SINAPU SPUR	VAL VERDE	TX
TRACT 24	1981 WOLF SPRINGS RD	VAL VERDE	TX
TRACT 25	1969 WOLF SPRINGS RD	VAL VERDE	TX
TRACT 26	296 TALA SPUR	VAL VERDE	TX
TRACT 27	297 TALA SPUR	VAL VERDE	TX
TRACT 28	1122 LOBO TRL	VAL VERDE	TX
TRACT 29	1180 LOBO TRL	VAL VERDE	TX
TRACT 30	1200 LOBO TRL	VAL VERDE	TX
TRACT 31	1793 WOLF SPRINGS RD	VAL VERDE	TX
TRACT 32	1191 LOBO TRL	VAL VERDE	TX
TRACT 33	1131 LOBO TRL	VAL VERDE	TX
TRACT 34	1027 LOBO TRL	VAL VERDE	TX
TRACT 35	1044 LOBO TRL	VAL VERDE	TX
TRACT 36	1905 WOLF SPRINGS RD	VAL VERDE	TX
TRACT 37	1935 WOLF SPRINGS RD	VAL VERDE	TX
TRACT 38	1920 WOLF SPRINGS RD	VAL VERDE	TX
TRACT 39	1459 RED WOLF RD	VAL VERDE	TX
TRACT 40	1205 RED WOLF RD	VAL VERDE	TX
TRACT 41	782 LOBO TRL	VAL VERDE	TX
TRACT 42	894 LOBO TRL	VAL VERDE	TX
TRACT 43	958 LOBO TRL	VAL VERDE	TX
TRACT 44	917 LOBO TRL	VAL VERDE	TX
TRACT 45	737 LOBO TRL	VAL VERDE	TX
TRACT 46	1760 WOLF SPRINGS RD	VAL VERDE	TX
TRACT 47	1759 WOLF SPRINGS RD	VAL VERDE	TX





SCALE 1"=800'
800 400 0 800 1600

Basis of Bearings

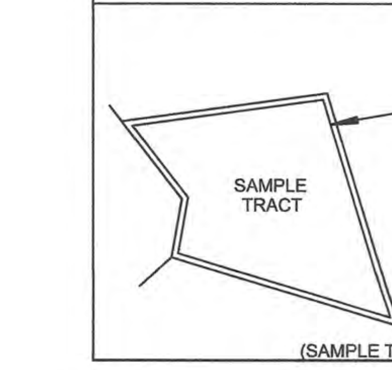
Being derived from GPS observations in the Texas State Plane Coordinate System, NAD 1983 South Central Zone, made on January 14th, 2016.

Surveyor's Note : All distances are ground distances, to compute to grid values multiply by combined scale factor of 0.99983221 as derived from Opus Observations made on January 14th, 2016. All distances are in U.S. Survey Feet.

Surveyor's Note : No Survey was made to reestablish Patent Survey Lines and or Corners, except those that were retrievable and locatable within the bounds of this property or along the bounded lines were applicable. Those lines and acreages shown hereon are approximate, unless otherwise noted.

Surveyor's Note : All visible and/or apparent easements and encroachments that were locatable on the ground have been shown on this plat. Always use the Texas One Call System or www.texas811.org, before performing any excavations.

UTILITY EASEMENT AND BUILDING SETBACK



All tracts have a ten (10.00) foot wide utility easement inside and parallel to the boundary lines of each individual tract.

No structure of any kind (including hunting blinds and/or feeders) shall be permitted within 300 feet of any public road, 200 feet of any road easement, or 100 feet of any property line.

(SAMPLE TRACT NOT TO SCALE)

Please see Road and Easement Notations on the cover page for more information on Private Road's "A", "B", "C" & "D" shown below.

Private Road "A"

A1	N65°29'19"E	54.78'
A2	N47°04'41"E	133.57'
A3	N60°49'47"E	425.44'
A4	N73°45'55"E	186.92'
A5	N85°06'48"E	74.09'
A6	S75°38'49"E	91.68'
A7	N81°54'03"E	42.45'
A8	N43°28'36"E	86.73'
A9	S70°51'59"E	247.36'

Private Road "B"

B1	S27°29'39"E	518.41'
B2	S33°40'02"E	536.73'
B3	S47°18'57"E	472.19'
B4	S25°46'59"E	107.47'
B5	S37°00'13"E	155.09'
B6	S22°15'39"E	159.75'
B7	S39°27'19"E	126.53'

Private Road "C"

C1	N34°41'57"E	60.02'
C2	N25°57'17"E	170.39'
C3	N60°28'10"E	90.14'
C4	N70°56'24"E	198.75'
C5	N58°01'53"E	123.51'
C6	N38°29'06"E	183.52'
C7	N61°42'22"E	213.81'
C8	N54°51'09"E	143.72'
C9	S89°36'48"E	274.97'
C10	S77°04'41"E	330.29'
C11	S57°46'26"E	141.46'
C12	S83°04'51"E	190.22'
C13	S50°23'03"E	295.61'
C14	S42°59'05"E	200.11'

Private Road "D"

D1	S50°35'26"W	204.24'
D2	S48°31'24"W	451.25'
D3	S54°16'02"W	568.39'
D4	S46°41'17"W	209.84'
D5	S32°16'58"W	88.56'
D6	S01°26'29"E	257.19'
D7	S00°47'09"W	389.74'

SHEET 2 OF 2
SCALE 1"=800'
DATE 7/5/16
J.O. # 20160028

	DATE	BY
FIELD WORK	June - 16	M. D.
DRAFTING	6/30/16	L. G.
FINAL CHECK	7/5/16	S.L.L.
UP DATE		
REVISED		

SOUTH★TEXAS GEOMATICS
Land Surveying & Mapping
Texas Firm No. 10186900
Stacy L. Little | R.P.L.S. No. 6163
P.O. Box 144 | Calliham | Texas 78007
southtexasgeo@gmail.com
(361) 449-0327

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STATE OF TEXAS REGISTERED STACY L. LITTLE 6163 PROFESSIONAL LAND SURVEYOR

I, Stacy L. Little, Registered Professional Land Surveyor, do hereby certify that this survey was this day made on the ground of the property legally described hereon, (or on the attached sheet), under my supervision and professional diligence. This plat to be attached and made a part of the accompanying description.