

KOCH & KOCH LAND SURVEYORS, INC.  
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(TBPELS Firm Registration/License No. 10005800)

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FOR DEED TO LEE STOFA, ET AL.  
14.045 ACRE TRACT

THE STATE OF TEXAS)  
COUNTY OF ATASCOSA)

Field Notes of a perimeter/boundary survey of a 14.045 acre tract of  
land, made for Curtis D. McReynolds, et ux.

Said 14.045 acre tract of land lying and being situated in Atascosa County, Texas; about 9.0 miles N 76° W of the City of Jourdanton, the County Seat; all within Sur. No. 1503, Michael Biehl, Original Grantee, Abst. No. 89. Said 14.045 acre tract being the southwest one-half of the same lands referred to and described as a 28.08 acre tract (previously referred to as Tract Nos. 36 & 38 -- no subdivision name or record reference found), as conveyed to Curtis D. McReynolds, et ux., by Alfonso Avalos, III, et ux., by Warranty Deed with Vendor's Lien dated February 28, 2023, and recorded in Document No. 232149, of the Official Public Records of said County. Said 14.045 acre tract being bounded on the northeast by another 14.045 acre tract (this date surveyed -- northeast one-half of said McReynolds 28.08 acre tract); on the southeast by the Estevan L. Hernandez, III 14.083 acre tract (referred to as Tract No. 34), as recorded in Document No. 241404, of the Official Public Records of said County; on the southwest by the Trevor J. Morton 15.236 acre tract (referred to as Tract No. 37), as recorded in Document No. 226980, of the Official Public Records of said County; and on the northwest by the Leroy Stofa, Jr., et ux. 13.976 acre tract (referred to as Tract No. 40), as recorded in Vol. 151, Pages 322-330, of the Official Public Records of said County. Said 14.045 acre tract containing no visible improvements, and being more fully described by metes and bounds, as follows:

BEGINNING at a 1/2" Steel Pin found 0.3 ft. southwest of a creosoted 4-way fence corner post; at the North corner of said Morton 15.236 acre tract, the East corner of the Jose A. Jimenez, et al. 14.970 acre tract (referred to as Tract No. 39 -- Document No. 187073, Official Public Records); for the South corner of said Stofa 13.976 acre tract, the West corner of said McReynolds 28.08 acre tract, and the West corner of this tract; said 1/2" Steel Pin being distant 2199.88 ft. S 13° 12' 15" W of the west edge of a creosoted gate post, found at the westernmost North corner of said Sur. No.

1503, the East corner of Sur. No. 1504, Antonio Curvier, in the southwest line of Sur. No. 1194, Diego Perez;

THENCE with fence; with the southeast side of said Stofa 13.976 acre tract, the northwest side of said McReynolds 28.08 acre tract, and the northwest side of this tract, N 29° 21' 08" E 1032.01 ft. to a 5/8" Steel Pin set in fence; at the West corner of said northeast 14.045 acre tract, for the North corner of this tract; said 5/8" Steel Pin being distant 1031.52 ft. S 29° 21' 08" W (with fence and said property line) of a 1/2" Steel Pin found 0.4 ft. southwest of a creosoted fence corner post, in the southwest R.O.W. line of County Road No. 307, at the North corner of said McReynolds 28.08 acre tract, the East corner of said Stofa 13.976 acre tract;

THENCE leaving fence, the southeast side of said Stofa 13.976 acre tract, and the northwest side of said McReynolds 28.08 acre tract; and with the southwest side of said northeast 14.045 acre tract, and the northeast side of this tract, S 60° 46' 20" E, unfenced, crossing said 28.08 acre tract, 593.36 ft. to a 5/8" Steel Pin set in fence, in the northwest side of said Hernandez 14.083 acre tract, the southeast side of said McReynolds 28.08 acre tract; at the South corner of said northeast 14.045 acre tract, for the East corner of this tract; said 5/8" Steel Pin being distant 1030.95 ft. S 29° 21' 05" W (with fence and said property line) of a 1/2" Steel Pin found northwest of an 8" Steel Pipe 3-way fence corner post, in the southwest R.O.W. line of said County Road No. 307, at the North corner of said Hernandez 14.083 acre tract, the East corner of said McReynolds 28.08 acre tract;

THENCE with fence; with the northwest side of said Hernandez 14.083 acre tract, the southeast side of said McReynolds 28.08 acre tract, and the southeast side of this tract, S 29° 21' 05" W 1030.78 ft. to a "PK" Nail found in the concrete of a 5" Steel Pipe 4-way fence corner post, at the West corner of said Hernandez 14.083 acre tract, the North corner of the Timothy A. Payne, et ux. 15.000 acre tract (referred to as Tract No. 33 -- Vol. 151, Pages 308-314, Official Public Records); for the East corner of said Morton 15.236 acre tract, the South corner of said McReynolds 28.08 acre tract, and the South corner of this tract;

THENCE along fence; and with the northeast side of said Morton 15.236 acre tract, the southwest side of said McReynolds 28.08 acre tract, and the southwest side of this tract, N 60° 45' 42" W 295.13 ft. (record = N 60° 54' 34" W 295.03 ft.) to a 1/2" Steel Pin found on the northeast side of said fence, for corner, and N 61° 01' 05" W

298.25 ft. (record = N 61° 09' 37" W 298.22 ft.) to the place of BEGINNING:

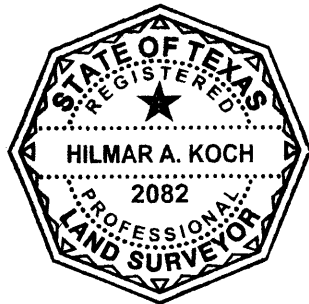
Note: Bearings noted herein are true geodetic (surface) bearings (relative to true north) based on Global Navigation Satellite System (GNSS) observations (WGS '84 Datum). 5/8" Steel Pins "set" are plastic-capped, stamped "Koch & Koch 2082/6919".

Surveyed: May 20, 2025.

Field Crew Personnel: Jon Q. Koch  
Michael J. Koch

THE STATE OF TEXAS)  
COUNTY OF MEDINA)

I, Hilmar A. Koch, a Registered Professional Land Surveyor of the State of Texas, do hereby state that the foregoing legal description and accompanying plat correctly represent an actual survey made under my supervision, on the ground, on the date given.



*Hilmar A. Koch*  
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Registered Professional  
Land Surveyor No. 2082

**SUR. NO. 1194  
DIEGO PEREZ  
ABST. NO. 665**

**SUR. NO. 1504  
ANTONIO CURVIER  
ABST. NO. 152**

**SUR. NO. 1503  
MICHAEL BIEHL  
ABST. NO. 89**

**SUR. NO. 1503  
MICHAEL BIEHL  
ABST. NO. 89**

**14.045  
ACRES**

**PLAT SHOWING A PERIMETER/BOUNDARY SURVEY OF A 14.045 ACRE TRACT OF LAND; BEING THE SOUTHWEST ONE-HALF OF THE SAME LANDS REFERRED TO AND DESCRIBED AS A 28.08 ACRE TRACT, AS RECORDED IN DOCUMENT NO. 232149, OFFICIAL PUBLIC RECORDS; SITUATED WITHIN SUR. NO. 1503, MICHAEL BIEHL, ABST. NO. 89; ABOUT 9.0 MILES N 76° W OF THE CITY OF JOURDANTON, IN ATASCOSA COUNTY, TEXAS.**

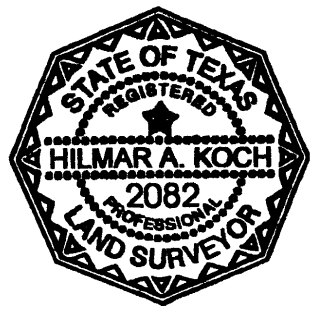
**SURVEYED: MAY 20, 2025, FOR CURTIS D. McREYNOLDS, ET UX.**

**BUYER: LEE STOFA, ET AL.**

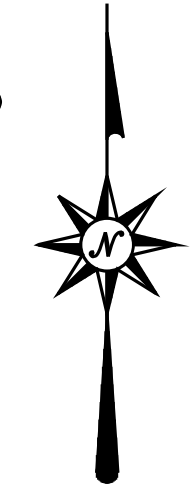
THE STATE OF TEXAS:  
COUNTY OF MEDINA:

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

*Hilmar A. Koch*  
HILMAR A. KOCH  
REG. PROF. LAND SURVEYOR NO. 2082



- DENOTES CAPPED 5/8" STEEL PIN (STAMPED "KOCH & KOCH 2082/6919") SET IN FENCE AT TRACT CORNER, EXCEPT WHERE OTHERWISE NOTED
- DENOTES 1/2" STEEL PIN FOUND AT PROPERTY CORNER
- DENOTES EXISTING FENCE
- DENOTES PROPERTY LINE
- DENOTES OVERHEAD ELECTRIC TRANSMISSION LINE
- DENOTES ORIGINAL SURVEY LINE



**SCALE:**  
**1" = 200 FEET**  
0 200' 400'  
GRAPHIC SCALE IN FEET

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 WITH THE BENEFIT OF WESTCOR LAND TITLE INSURANCE CO. TITLE COMMITMENT BEARING G.F. NO. 202511118, DATED 05/23/2025, BUT WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

NOTE: PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE 100-YEAR FLOOD HAZARD AREA (LOCATED IN ZONE X), AS IDENTIFIED BY F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48013C0300C, EFFECTIVE NOVEMBER 4, 2010.

NOTE: PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING "BLANKET" EASEMENTS OF RECORD; EACH HAVING NO DESCRIPTION (AND THEREFORE CAN NOT BE IDENTIFIED HEREON):

- 1.) A RIGHT OF WAY EASEMENT, GRANTED TO BENTON CITY WATER SUPPLY CORPORATION, AS RECORDED IN VOL. 180, PAGE 144, OFFICIAL PUBLIC RECORDS.
- 2.) A UTILITY EASEMENT AND RIGHT OF WAY, GRANTED TO KARNES ELECTRIC COOPERATIVE, INC., AS RECORDED IN DOCUMENT NO. 190589, OFFICIAL PUBLIC RECORDS.

NOTE: PROPERTY SHOWN HEREON COULD BE SUBJECT TO THE FOLLOWING EASEMENTS OF RECORD; EACH HAVING VAGUE DESCRIPTIONS (AND THEREFORE CAN NOT BE IDENTIFIED HEREON):

- 1.) AN EASEMENT RIGHT OF WAY, GRANTED TO HUMBLE OIL AND REFINING CO., AS RECORDED IN VOL. 289, PGS. 635-638, DEED RECORDS.
- 2.) AN EASEMENT FOR WATER STATION AND PIPELINE RIGHT OF WAY, GRANTED TO HUMBLE OIL AND REFINING CO., AS RECORDED IN VOL. 292, PGS. 118-121, DEED RECORDS.

DEED RECORD REFERENCE PERTAINING TO SURVEYED PROPERTY SHOWN HEREON:  
ALFONSO AVALOS, III, ET UX. TO CURTIS D. McREYNOLDS, ET UX. 28.08 ACRE TRACT DOCUMENT NO. 232149 OFFICIAL PUBLIC RECORDS 02/28/2023

NOTE: PROPERTY SHOWN HEREON IS SUBJECT TO DECLARATIONS OF RESTRICTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS, AS RECORDED IN VOL. 158, PGS. 659-665, OFFICIAL PUBLIC RECORDS.

