

A. EAST 19.87'
B. N 00°22'21" E 20.00'
C. WEST 20.00'
D. NORTH 20.00'

FOUND CAPPED
1/2" STEEL PIN
"ALLEN RPLS 5401"

0.009 ACRE
WATER WELL
& PRESSURE
TANK TRACT

WATER WELL
47.31'

34' x 62'
CINDER BLOCK
BASE

0.225 ACRE 20.00' WIDE
ACCESS EASEMENT
CANAL 33-1/2" R.O.W.

2.456 ACRES

1.367 ACRES

FOUND CAPPED 1/2" STEEL
PIN "ALLEN RPLS 5401"

WESIA RANCHES, LLC
86.980 ACRE TRACT
INSTRUMENT NO. 2022011833
OFFICIAL PUBLIC RECORDS

MIKE VAN DANKE & JERRY VAN DANKE
REMAINDER OF 97.71 ACRE TRACT
INSTRUMENT NO. 2016003878
OFFICIAL PUBLIC RECORDS

8.171 ACRES

SURVEY NO. 7
CALLED KEMP
ABST. NO. 569

WESIA RANCHES, LLC
86.980 ACRE TRACT
INSTRUMENT NO. 2022011833
OFFICIAL PUBLIC RECORDS

FOUND BENT 1/2" STEEL PIN
RESET WITH 5/8" STEEL PIN

FOUND CAPPED 1/2" STEEL
PIN "ALLEN RPLS 5401"



SUR. NO. 500
JACOB STEINHARDT
ABST. NO. 899

SUR. NO. 501
HEIRS OF JOHN IGONNET
ABST. NO. 551

SURVEYED:
JUNE 15 & SEPTEMBER 5, 2023

KOCH & KOCH LAND SURVEYORS, INC.
P.O. BOX 346, 707 PM 1786, DUBUIS, ILLINOIS 62830
PHONE: 830-363-7331 FAX: 830-363-7441
E-MAIL: KOCH@KOSURV.COM
(TOWNSHIP REGISTRATION/LICENSE NO. 10005800)

COUNTY ROAD NO. 5710

KOCH & KOCH LAND SURVEYORS, INC.
P.O. BOX 246 707 FM 1796 D'HANIS, TEXAS 78850
Office: 830-363-7331 Fax: 830-363-7441
E-Mail: kochkoch@swtexas.net
(TBPELS Firm Registration/License No. 10005800)

8.171 ACRE TRACT

THE STATE OF TEXAS)
COUNTY OF MEDINA)

Field Notes of a perimeter/boundary survey of an 8.171 acre tract
of land, made for Mike Van Damme and Jerry Van Damme.

Said 8.171 acre tract of land lying and being situated 2.0 miles
N 38° W of the City of Devine, on and west of County Road No. 5710,
in Medina County, Texas; about 18.2 miles S 46° E of the City of
Hondo, the County Seat; all within Sur. No. 7, Caleb Kemp, Original
Grantee, Abst. No. 569. Said 8.171 acre tract being an east middle
portion of the same lands referred to as 97.71 acres (described as a
100 acre tract, save & except 1.25 acre, 0.04 acre, & a small
triangular tract), as conveyed to Mike Van Damme and Jerry Van Damme,
by Mike Van Damme, et al., by Special Warranty Deed dated June 2,
2016, and recorded in Instrument No. 2016003878, of the Official
Public Records of said County. Said 8.171 acre tract being bounded
on the east by the west R.O.W. line of said County Road No. 5710; on
the south and west by the Wesla Ranches, LLC 86.980 acre tract, as
recorded in Instrument No. 2022011833, of the Official Public Records
of said County; and on the north by a 2.456 acre barn tract (this
date surveyed -- a northeast portion of said Van Damme 97.71 acres).
Said 8.171 acre tract containing no visible improvements, and being
more fully described by metes and bounds, as follows:

BEGINNING at a 5/8" Steel Pin set in the west R.O.W. line of
said County Road No. 5710; in the east line of said Sur. No. 7, the
west line of Sur. No. 500, Jacob Steinhardt; in the east side of said
Van Damme 97.71 acres; at the S.E. corner of said 2.456 acre tract;
for the N.E. corner of this tract; said 5/8" Steel Pin being distant
210.10 ft. S 01° 47' 27" E (with said survey/R.O.W./property line) of
a capped 1/2" Steel Pin (stamped "Allen RPLS 5401") found at the N.E.
corner of said Van Damme 97.71 acres, in the south R.O.W. line of
Bexar-Medina-Atascosa Counties Water Improvement District (B.M.A.)
Canal 33-KK; with said 5/8" Steel Pin also being distant 30.01 ft.
S 01° 47' 27" E (with said survey/R.O.W./property line) of another
5/8" Steel Pin set at the E.N.E. corner of said 2.456 acre barn
tract;

THENCE with the east line of said Sur. No. 7, the west lines of
said Sur. No. 500 and Sur. No. 501, Heirs of John Igonnet; with the
west R.O.W. line of said County Road No. 5710, the east side of said

Cont. Page 2 of 2, Mike & Jerry Van Damme -- 8.171 Acre Tract.

Van Damme 97.71 acres, and the east side of this tract, S 01° 47' 27" E 516.19 ft. to a capped 1/2" Steel Pin (stamped "Allen RPLS 5401") found in the west line of said Sur. No. 501, the east line of said Sur. No. 7; at the E.N.E. corner of said Wesla Ranches 86.980 acre tract, for the S.E. corner of this tract;

THENCE leaving said survey line, the west R.O.W. line of said County Road No. 5710, and the east side of said Van Damme 97.71 acres; and with the lower north and upper east sides of said Wesla Ranches 86.980 acre tract, and the south and west sides of this tract, unfenced, N 79° 45' 06" W 827.48 ft. (record = N 79° 44' 46" W 827.42 ft.) to a 5/8" Steel Pin set (replaced found bent 1/2" Steel Pin) at the northeast re-entrant corner of said Wesla Ranches 86.980 acre tract, for the S.W. corner of this tract; and NORTH 368.51 ft. to a 5/8" Steel Pin set in the upper east side of said Wesla Ranches 86.980 acre tract; at the S.S.W. corner of said 2.456 acre barn tract; for the N.W. corner of this tract;

THENCE leaving the upper east side of said Wesla Ranches 86.980 acre tract; and with the south side of said 2.456 acre tract, and the north side of this tract, N 89° 59' 07" E, unfenced, with staked line, 798.15 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). All 5/8" Steel Pins "set" are plastic-capped, stamped "Koch & Koch 2082/6919".

Surveyed: June 15 & September 5, 2023.

Field Crew Personnel: Jon Q. Koch
Michael J. Koch
Troy A. Sorenson

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 correctly represents an actual survey made under my supervision, on the ground, on the date given.



Hilmar A. Koch
Registered Professional
Land Surveyor No. 2082