

REF.: 300.5 ACRES AS TRACT NO. ONE, ELMO ST. CLAR
MARK C. BRATTON, ET AL.; WARRANTY DEED WITH
VENDOR'S LIEN, NOVEMBER 22, 2021; FILE NO. 21-10617, OFFICIAL PUBLIC RECORDS

REF.: 40.038 ACRES; CALVIN FLUITT, ET UX, TO
MARK C. BRATTON, ET AL.; WARRANTY DEED WITH
VENDOR'S LIEN, NOVEMBER 22, 2021; FILE NO.
19-01247, OFFICIAL PUBLIC RECORDS

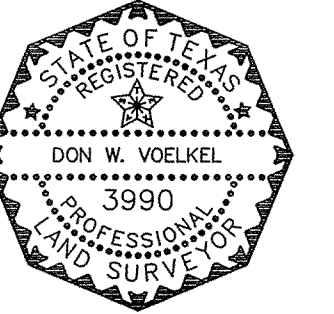
REF.: 50.0 ACRES; HOWARD WAYNE WALKER, ET UX, TO CRYSTAL
GREY FOX, ET AL.; WARRANTY DEED WITH VENDOR'S LIEN, NOVEMBER
22, 2021; FILE NO. 21-10617, OFFICIAL PUBLIC RECORDS

I hereby certify that this plot and accompanying field
notes descriptions are accurate representations of the
property shown and described hereon as determined by
a survey made on the ground under my direction and
supervision, and that all property corners are marked
as shown.
(Bearing basis = True north based on GPS observations)

Date surveyed: July 9, 2025; March 17, 2026

Dated this 1st day of July, 2026

Don W. Voelkel
Don W. Voelkel
Registered Professional Land Surveyor No. 3990



LINE CHART

L01 = N84°42'00"W 117.69'
L02 = N72°05'33"W 60.36'
L03 = N55°23'53"W 54.02'
L04 = N52°35'49"W 270.16'
L05 = N63°02'39"W 61.44'
L06 = N78°10'12"W 54.71'
L07 = N85°09'36"W 255.42'
L08 = N88°57'25"W 57.52'
L09 = S80°31'56"W 64.10'
L10 = S75°45'52"W 64.60'
L11 = S84°29'06"W 113.24'
L12 = N89°43'35"W 68.57'
L13 = N82°18'00"W 77.58'
L14 = N74°08'42"W 80.60'
L15 = N71°57'57"W 155.45'
L16 = N79°43'00"W 84.12'
L17 = N88°54'54"W 71.72'
L18 = S87°48'23"W 297.89'
L19 = N86°35'28"W 336.06'
L20 = S88°51'32"W 194.34'
L21 = N89°50'48"W 579.97'

NOTE: SPEAR POINT ROAD IS A SIXTY (60) FT.
WIDE PRIVATE ROAD AND UTILITY EASEMENT WITH
A CUL-DE-SAC AT THE WEST END WITH A FIFTY
[50] FT. RADIUS; KERR COUNTY COMMISSIONERS
COURT APPROVED THE NAME "SPEAR POINT ROAD"
ON MAY 26, 2026 BY COURT ORDER NO. 41947

FLOOD PLAIN LIMITS AND BASE FLOOD ELEVATIONS
(BFE'S) SHOWN HEREON ARE DERIVED FROM THE
FEMA BASE LEVEL ENGINEERING (BLE) VIEWER FOR
KERR COUNTY, TEXAS PER THE 2D BASE LEVEL
ENGINEERING REPORT FOR THE UPPER GUADALUPE
(HUC 8 12100201) PREPARED BY COMPASS PTS
IV, DATED AUGUST 31, 2024. (AS ESTABLISHED BY
HEWITT ENGINEERING, FLOOD PLAIN LIMITS SHADED)

SPEAR POINT RANCH

SURVEY PLAT FOR 159.99 ACRES OF LAND, MORE OR LESS,
OUT OF H.E. & W.T. R.R. CO. SURVEY NO. 1848, ABSTRACT
NO. 1452, IN KERR COUNTY, TEXAS; THE SAME LAND
CONVEYED TO ESPUELA LAND & MANAGEMENT, LLC FROM
SHARON Y. POLLARD, TRUSTEE BY A GENERAL WARRANTY
DEED DATED THE 23RD DAY OF JULY, 2025 AND RECORDED
IN FILE NO. 25-04326 OF THE OFFICIAL PUBLIC RECORDS
OF KERR COUNTY, TEXAS

JULY 2026

VOELKEL
LAND SURVEYING, PLLC
212 CLAY STREET, KERRVILLE, TEXAS 78028, 830-297-3313
FIRM REGISTRATION NO. 100528-00

DATE: JULY 2026
JOB NO.: V-25-4163
BY: DWV
SHEET: 01

SCALE: 1" = 200'

○ FENCEPOST
● SET 3/4" IRON STAKE
● FOUND 3/4" IRON STAKE
● FENCEPOST WITH 3/4"
IRON STAKE AT BASE
□ SET 60 "D" NAIL
⊗ SET "MAG" SPIKE
— FENCE LINE
— OVERHEAD UTILITY LINES
— POLE GUY & ANCHOR
- - - PATENT SURVEY LINE

RECORD CALLS SHOWN IN PARENTHESES
NOTE: ALL SET 3/4" IRON STAKES MARKED
WITH RED PLASTIC CAP INSCRIBED WITH
"VOELKEL SURVEYING"