



A.B.&M.
SURVEY 363
ABSTRACT 827

A.B.&M.
SURVEY 366
ABSTRACT 757

JACOB LEWIS
SURVEY 1895
ABSTRACT 540

BENJAMIN F LINDSEY
SURVEY 1869
ABSTRACT 539

POINT OF BEGINNING
TRACT 7
NAD27
N: 771805.29
E: 1701309.78

TRACT 1
358.56 ACRES
(CALLED)

L3

TRACT 6
12.69 ACRES
(CALLED)

TRACT 3
20.49 ACRES
(CALLED)

TRACT 2
248.35 ACRES
(CALLED)

TRACT 4
0.40 ACRES
(CALLED)

TRACT 7
3.5 ACRES
(MEASURED)

TRACT 5
1.97 ACRES
(CALLED)

UNION PACIFIC
RAILROAD (U.P.R.R.)
48.37 ACRES (CALLED)
VOL. 12, PG. 446
O.P.R.W.C.T.

MRS MARY DOSS
SURVEY 1593
ABSTRACT 533

DL KOKERNOT
SURVEY 1606
ABSTRACT 537

C.C.S.D.&R.G.N.G.RR.CO.
SURVEY 1821
ABSTRACT 532



William S. Abraham
5/19/23
WILLIAM S. ABRAHAM,
REGISTERED PROFESSIONAL LAND
SURVEYOR TEXAS REGISTRATION NO. 2052

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S00°00'00"E	1,055.32'
L2	N90°00'00"W	288.91'
L3	N15°18'38"E	1,094.15'

WARNING: PLAT MAY NOT SHOW ALL CROSSINGS OF PIPELINES OR CABLES.
USE TEXAS ONE CALL SYSTEM BEFORE EXCAVATION ON PROPERTY.

RIOJAS LEASE TRACT
3.5 ACRES (MEASURED)
SITUATED IN
MRS MARY DOSS, SURVEY 1593, ABSTRACT 533
WEBB COUNTY, TEXAS

- NOTES:
1. SURVEY RECONSTRUCTION FILED IN THE OFFICE OF ATWELL, LLC.
 2. ALL BEARING AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1927, SOUTH ZONE.
 3. THE ABOVE SKETCH REPRESENTS THE LOCATION AS STAKED ON THE GROUND AND IS FOR PERMIT PURPOSE ONLY.
 4. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY.
 5. LEASE DESCRIPTION PROVIDED BY CLIENT.

LEGEND	
---	SURVEY LINE
---	OFFICIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS
---	O.P.R.W.C.T.
---	BOUNDARY LINE

DRAWN	RS	DATE	5/15/23
CHECKED	JDD	DATE	5/15/23
APP'D		DATE	
SCALE	1"=1000'	PAGE	1 OF 2
REV#	INT.	DATE	DESC.
1	RS	5/19/23	REVISED ACREAGE
JOB NAME		RIOJAS LEASE M&B	
JOB NO.		E&P PROJECTS	





ATWELL

866.850.4200 www.atwell-group.com

10100 Reunion Place, Suite 700

San Antonio, Texas 78216

TBPLS FIRM # 10194153

**METES AND BOUNDS DESCRIPTION OF
RIOJAS LEASE TRACT 7**

Being 3.5 acres (measured) situated in Mrs. Mary Doss, Survey 1593, Abstract 533 in Webb County, Texas. Being more fully described as follows with all coordinates, bearings and distances shown herein being grid, based upon the Texas State Plane Coordinate System, Texas South Zone, North American Datum of 1927, U.S. Survey Feet:

POINT OF BEGINNING: At the north corner of said 3.5 (measured) acre tract, having coordinates of North: 771805.29 and East: 1701309.78, of said coordinate system.

THENCE: S 00°00'00" E, a distance of 1,055.32 feet, to the southeast corner of herein described tract;

THENCE: N 90°00'00" W, a distance of 288.91 feet, to the southwest corner of herein described tract;

THENCE: N 15°18'38" E, a distance of 1,094.15 feet to the Point of Beginning and containing 3.5 acres (measured) in Webb County, Texas. Said tract being described in an exhibit map prepared by Atwell LLC.

5/19/23

William S. Abraham
Registered Professional Land Surveyor
Registration No. 2052

