

Tract 2110

Trevor G. Powell and
Lesley Powell, TTE's
Trevor G. Powell Living Trust and
Lesley Powell Living Trust
Northwest Quarter (1/4) of the
Northwest Quarter (1/4)
Tract #2110
Vol. 289, Pg. 534
B.C.D.P.R.

Tract 2111

Lynda Sue Beeman Kirk
West Half (W/2) of the
Northeast Quarter (NE/4) of the
Northwest Quarter (NW/4)
Vol. 129, Pg. 385
B.C.D.P.R.

Tract 2112

Bryce Bjornson
Tract 2112
50 Ac.
Tract 2113
50 Ac.
Vol. 452, Pg. 524
B.C.D.P.R.

At 660.46' Passing
A Set 1/2" Diam. Rebar

Tract 2106

Trevor G. Powell and
Lesley Powell, TTE's
Trevor G. Powell Living Trust and Lesley Powell
Living Trust
Tract 10: Southwest Quarter (1/4) of the
Northwest Quarter (1/4) Tract 2106
and Tract 11: Tract 2107
Southeast One-Quarter of the Northwest
One-Quarter
Vol. 289, Pg. 536
B.C.D.P.R.

2.26 Acres

NOTE:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A
CURRENT TITLE COMMITMENT. EASEMENTS, RESTRICTIONS,
APPURTENANCES, AND ENCUMBRANCES MAY EXIST IN ADDITION
TO THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO
REVISION UPON RECEIPT OF A TITLE INSURANCE COMMITMENT OR
ATTORNEY'S TITLE OPINION.

NOTES:

IMPROVEMENTS SHOWN ARE LIMITED TO MAJOR STRUCTURES AND VISIBLE SALIENT FEATURES.
SEE CORRESPONDING FIELD NOTES FOR FURTHER DESCRIPTION.
BEARINGS, DISTANCES, AND AREAS SHOWN HEREON CONFORM TO THE TEXAS
COORDINATE SYSTEM NORTH AMERICAN DATUM 1927, TEXAS SOUTH CENTRAL ZONE.
AREA IS SHOWN IN GRID ACRES.

1/2" DIAMETER REBAR WITH IDENTIFICATION CAPS STAMPED "SMYTH SURVEYORS
INC RPLS 6418" SET AT ALL CORNERS UNLESS OTHERWISE NOTED OR SHOWN.

PREPARED FOR:
TREVOR G. POWELL & LESLEY POWELL (SELLER)
ALLEN SARTAIN (BUYER)
C/O COLTON FOSTER
MOUNTAIN VIEW PROPERTIES
colton@mntviewproperties.com

PURPOSE OF SURVEY:
EASEMENT

WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY.

Smyth Surveyors, Inc. FIRM #10008800

11269 U. S. HWY 90
P. O. BOX 375
KNIPPA, TEXAS 78870
PHONE 830-591-0858

THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING
PROVIDED BY SMYTH SURVEYORS, INC. SOLELY FOR THE EXCLUSIVE
USE OF THE PARTIES SHOWN HEREON AND FOR THE PURPOSE SHOWN
ABOVE. THE GRAPHIC REPRESENTATION SHOWN HEREON DEPICTS CERTAIN
CONDITIONS FOUND EXISTING AS OF THE DATE OF THE ACTUAL SURVEY
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L4

L2

60' Wide Easement

LINE	BEARING	DISTANCE
L1	S 02°05'09" E	60.08'
L2	N 89°09'42" W	1642.42'
L3	N 00°50'18" E	60.00'
L4	S 89°09'42" E	1639.36'

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Vol. 289, Pg. 536
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*Terlingua Ranch
(An unrecorded subdivision)*

PLAT SHOWING:

Being an Easement Survey of 2.26 Acres, more or less, lying in Brewster County, Texas,
being out of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) and the
Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of the D. & W. R.R. Co. Survey
282, Block G4, Abstract No. 8955, and also being out of and part of those same certain tracts
described in conveyance document to Trevor G. Powell and Lesley Powell, Trustees of the
Trevor G. Powell Living Trust and the Lesley Powell Living Trust, recorded in Volume 289,
Page 536 of the Brewster County Official Public Records, Brewster County, Texas.

LEGEND

EASEMENT LINES
SUBDIVISION LINES
ADJOINER LINES
ROAD
ROAD R.O.W.
UNMARKED POINT
SET 1/2" DIAM. REBAR WITH
IDENTIFICATION CAP STAMPED
"SMYTH SURVEYORS INC RPLS 6418"

NOTE:

THE BOUNDARY LINES LOCATED AND SHOWN HEREON ARE CERTIFIED
AS TRUE AND CORRECT AS DETERMINED BY A COMPREHENSIVE SURVEY
OF THE DEEDED BOUNDARY. ORIGINAL SURVEY LINES AND CORNERS
SHOWN HEREON ARE NOT CERTIFIED LOCATIONS. THESE ORIGINAL
LOCATIONS AS SHOWN HEREON ARE BASED ON EXTRANEOUS
INFORMATION. DETERMINATION OF THE PRECISE LOCATION OF
ORIGINAL SURVEY LINES AND CORNERS REQUIRES AN EXTENSIVE
AND TIME CONSUMING SURVEY NOT WITHIN THE SCOPE OF THIS
SURVEY AND ARE SUBJECT TO APPROVAL BY THE COMMISSIONER
OF THE GENERAL LAND OFFICE OF TEXAS.
ANY ACREAGE SHOWN FOR ORIGINAL SURVEY QUANTITIES IS BASED
ON THE EXTRANEOUSLY DERIVED LOCATION OF THESE LINES AND
AND SHOULD NOT BE RELIED ON AS OFFICIALLY APPROVED QUANTITIES.
THE POSSIBILITY OF EXCESS ACREAGE OR A PROPORTIONAL
PART OF EXCESS ACREAGE WITHIN THE ORIGINAL SURVEYS
IS NOT ADDRESSED BY THIS SURVEY.

CERTIFICATE

Smyth Surveyors, Inc. a Texas
Corporation and the president of which
is Mark E. Logbrinck, a Registered
Professional Land Surveyor #6418
Does hereby certify to:

The Principal Parties of This Transaction.



STATE OF TEXAS:
COUNTY OF UVALDE:

I, MARK E. LOGBRINCK, DO HEREBY CERTIFY THAT
THIS PLAT WAS PREPARED FROM AN ACTUAL
SURVEY MADE ON THE GROUND BY MEN
WORKING UNDER MY SUPERVISION AND THAT
SAME IS TRUE AND CORRECT ACCORDING TO
SAID SURVEY. THE PLAT AS PREPARED HAS
A LIKENESS OF MY SEAL, IN THE COLOR RED,
HEREON, AND IS ALSO EMBOSSED WITH MY
IMPRESSION SEAL. IF THIS PLAT DOES NOT
HAVE THESE TWO CONDITIONS FULFILLED, IT
IS A COPY AND MAY HAVE BEEN ALTERED. I
ASSUME NO RESPONSIBILITY FOR COPIES OF
THE PLAT OTHER THAN THE COPIES BEARING
MY ORIGINAL SEALS AND SIGNATURE.

COMPLETED: MARCH 25, 2026

Mark E. Logbrinck
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6418

COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL
RULES OF SURVEYING PROCEDURES AND PRACTICES
SHOULD BE DIRECTED TO:

TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
1917 S IH 35 FRONTAGE ROAD
AUSTIN, TEXAS 78741

PROJECT NO.	26-0066	CHK'D BY:
DRAWING NO.	26-0066C	
DATE:	MARCH 25, 2026	