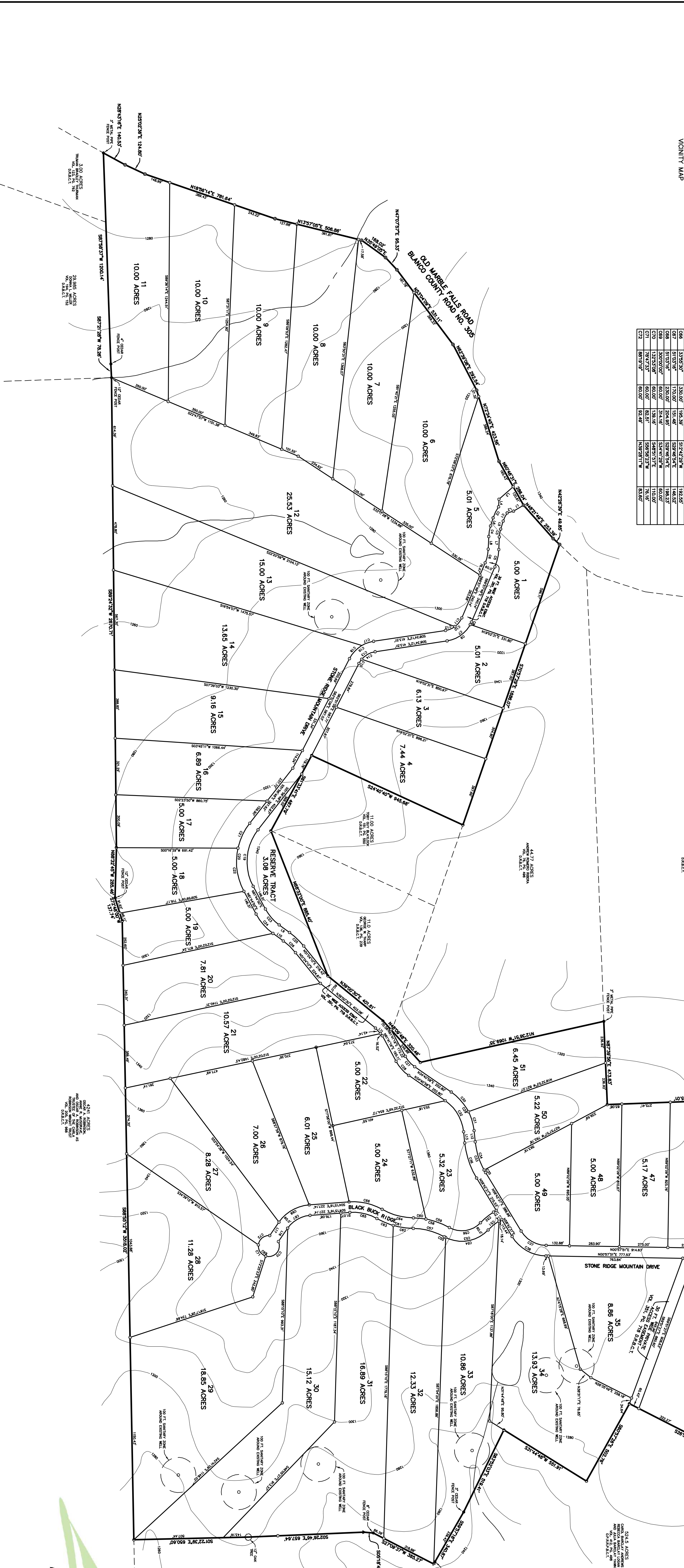


NUMBER	DELTA	ANGLE	DIRECTION	CHORD	LENGTH
01	173.00'	91.44'	S34°17'27"E	51.44'	173.00'
02	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
03	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
04	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
05	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
06	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
07	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
08	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
09	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
10	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
11	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
12	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
13	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
14	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
15	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
16	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
17	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
18	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
19	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
20	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
21	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
22	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
23	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
24	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
25	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
26	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
27	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
28	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
29	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
30	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
31	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
32	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
33	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
34	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
35	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
36	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
37	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
38	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
39	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
40	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
41	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
42	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
43	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
44	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
45	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
46	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
47	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
48	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
49	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
50	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
51	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
52	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
53	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
54	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
55	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
56	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
57	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
58	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
59	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
60	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
61	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
62	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
63	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
64	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
65	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
66	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
67	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
68	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
69	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
70	173.00'	173.00'	S00°00'00"E	173.00'	173.00'
71	173.00'	173.00'	S00°00'00"E	173.00'	173.00'

NUMBER	BEARING	DISTANCE
1	S53°23'27"E	68.29'
2	S53°23'27"E	68.29'
3	S41°20'07"E	107.26'
4	S91°07'17"E	44.00'
5	S22°02'52"E	48.00'
6	S77°28'27"E	78.44'
7	S97°40'07"E	71.88'
8	S101°04'07"E	106.88'
9	S53°23'27"E	106.88'
10	S57°48'07"E	117.07'
11	S49°04'07"E	106.88'
12	S53°23'27"E	106.88'
13	S53°23'27"E	106.88'
14	S117°27'18"E	184.47'
15	S53°23'27"E	106.88'
16	S53°23'27"E	106.88'
17	S53°23'27"E	106.88'



SYMBOL	DESCRIPTION
○	1/2" IRON ROD FOUND
●	2" CAS STAKED 3/16" x 3/16"
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD FOUND
○	400' HALL FOUND
○	POST FOUND
○	POST FOUND
○	POST FOUND
○	POST FOUND
○	OVERHEAD ELECTRIC LINE

- SCALE: 1" = 300'
- NOTES:
- ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER PRIORITY EASEMENTS AND INTERESTS SHOWN ON THE RECORDED PLATS TO WHICH ANY DEVELOPMENT AT THIS PLAT AND THE PROPERTY ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R) WHICH HAVE BEEN FILED CONTEMPORANEOUSLY WITH THE FILING OF THIS PLAT.
  - EACH DWELING CONSTRUCTED OR PLACED ON THE PROPERTY SHALL BE CONNECTED TO A PRIVATE SEWER SYSTEM AND SHALL BE SUBJECT TO THE REGULATIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND BLAIND COUNTY.
  - WATER IS PROVIDED BY PRIVATE WELLS.
  - THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
  - GARBAGE PICKUP IS AVAILABLE BY A COMMERCIAL FIRM.
  - ELECTRICAL SERVICE IS PROVIDED BY PEDERNALS ELECTRIC COOP.
  - TELEPHONE SERVICE IS PROVIDED BY VERIZON TELEPHONE COMPANY.
  - THERE ARE NO NEW ROADS.
  - BASE OF BEARINGS FOR THIS SURVEY IS THE TEXAS LAMBERT GRID, CENTRAL ZONE, NAD83.
  - THIS PLAT AND THE PROPERTY ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R) WHICH HAVE BEEN FILED CONTEMPORANEOUSLY WITH THE FILING OF THIS PLAT.
  - THERE IS 14.22 ACRES OF NEW ROAD RIGHT OF WAY.
  - THERE IS 8,209 LINEAR FEET OF EXISTING ROADS.
  - THE ROADS IN THIS SURVEY SHALL BE MAINTAINED BY ASSOCIATION.

UNLESS OTHERWISE SHOWN THE FOLLOWING UTILITY EASEMENTS SHALL APPLY:

25 FT. ON ALL STREET LOT LINES  
 12.5 FT. ON ALL SIDE LOT LINES  
 12.5 FT. ON COMMON LOT LINES  
 UNLESS OTHERWISE SHOWN THE FOLLOWING BUILDING SETBACKS SHALL APPLY:

LOT NOS. 1 THRU 26 AND 34 THRU 51  
 50 FT. ON ALL STREET LOT LINES  
 50 FT. ON ALL REAR LOT LINES  
 12.5 FT. ON ALL SIDE LOT LINES  
 12.5 FT. ON COMMON LOT LINES

LOT NOS. 27 THRU 33  
 25 FT. ON ALL STREET LOT LINES  
 50 FT. ON ALL REAR LOT LINES  
 12.5 FT. ON ALL SIDE LOT LINES  
 12.5 FT. ON COMMON LOT LINES

