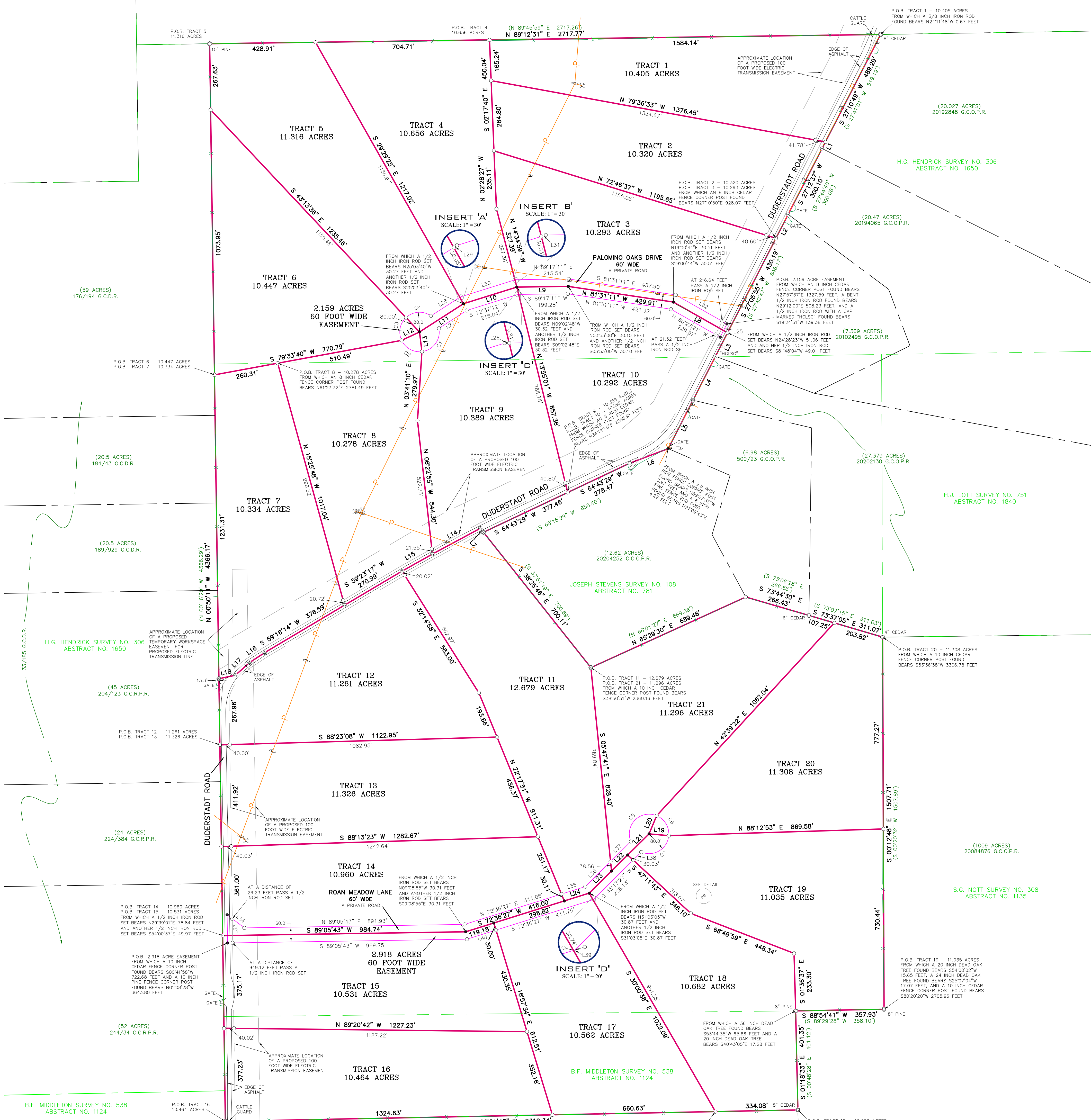




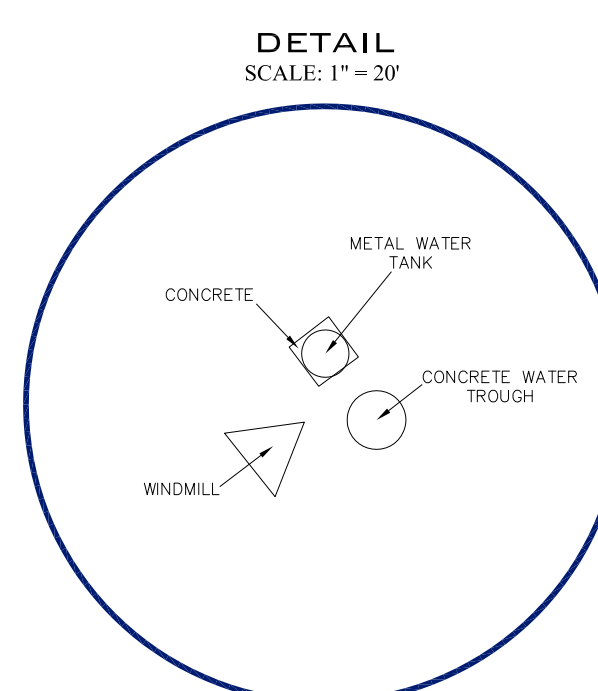
(191.5 ACRES)
TRACT ONE
TRACT TWO
TRACT THREE
TRACT FOUR
TRACT FIVE
TRACT SIX
20077085 G.C.O.P.R.

BEATY, SEALE, & FORWOOD SURVEY NO. 305
ABSTRACT NO. 809



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 27°10'49" W	30.16'
L2	S 27°05'55" W	108.53'
L3	S 27°05'55" W	107.31'
L4	S 27°04'31" W	119.77'
L5	S 27°09'43" W	220.13'
L6	S 69°14'58" W	165.94'
L7	N 38°25'46" W	20.32'
L8	N 60°27'21" W	252.38'
L9	S 89°17'11" W	208.73'
L10	S 72°37'12" W	226.48'
L11	S 57°15'28" W	211.53'
L12	S 64°52'56" W	80.00'
L13	S 06°58'32" E	80.00'
L14	S 61°44'20" W	220.36'
L15	S 60°38'23" W	140.98'
L16	S 56°34'06" W	73.16'
L17	S 48°16'07" W	76.82'
L18	S 78°02'52" W	67.99'
L19	S 85°01'23" E	2.34'
L20	N 22°37'51" W	80.00'
L21	S 45°17'23" W	121.47'
L22	S 45°17'23" W	92.35'
L23	S 45°17'23" W	127.19'
L24	S 72°36'27" W	105.99'
L25	S 26°58'08" W	60.06'
L26	S 89°17'11" W	2.64'
L27	S 57°15'28" W	133.32'
L28	N 57°15'28" E	139.07'
L29	N 57°15'28" E	2.34'
L30	N 72°37'12" E	231.99'
L31	N 72°37'12" E	2.93'
L32	S 60°27'21" E	238.03'
L33	N 00°51'26" W	114.07'
L34	S 52°50'11" E	87.69'
L35	N 72°36'27" E	101.28'
L36	N 45°17'23" E	144.12'
L37	N 45°17'23" E	115.44'
L38	S 45°17'23" W	46.00'
L39	S 72°36'27" W	0.57'
L40	S 72°36'27" W	123.30'



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	80.00'	130.89'	116.77'	S 36°09'12" W	93°44'33"
C2	80.00'	100.33'	93.88'	N 61°02'48" W	71°51'28"
C3	80.00'	100.38'	93.92'	N 10°49'40" E	71°53'28"
C4	80.00'	109.55'	101.19'	N 86°00'12" E	78°27'36"
C5	80.00'	188.94'	147.99'	N 44°59'21" E	135°10'00"
C6	80.00'	101.01'	94.44'	S 31°11'48" E	72°20'46"
C7	80.00'	151.20'	129.68'	S 59°07'16" W	108°17'19"

RECORD LINE TABLE

LINE	BEARING	DISTANCE
L4	S 27°34'55" W	199.73'
L5	S 27°46'13" W	220.17'
L6	S 69°48'34" W	165.94'

LEGEND:

- POINT
- BOUNDARY LINE
- ADJUTANT LINE
- SURVEY LINE
- UTILITY LINE
- ROCK
- WOOD FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND
- PIEDestal
- 1/2" IRON ROD FOUND
- 3/8" IRON ROD FOUND
- 1000 GAL FOUND
- MAN HOLE SET
- CONCRETE MARKED
- CONCRETE MARKED
- AS MARKED
- WALKWAY
- SEWER MANHOLE
- SEWER CLEANOUT
- ELECTRIC METER
- BURIED CABLE SIGN
- WATER WELL
- WATER METER
- 48" CONDUIT
- AS MARKED
- UTILITY EASEMENT
- RECORD CALL
- POINT OF BEGINNING
- OLDF.P.R. - OLDF.P.R. COUNTY PLAT RECORDS
- G.C.P.R. - GILLESPIE COUNTY PLAT RECORDS
- G.C.P.R. - GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS
- G.C.P.R. - GILLESPIE COUNTY REAL PROPERTY RECORDS

SURVEY NOTES:

- BEARINGS, DISTANCES & ACRES ARE GROUND, NAD 83 US TO CENTRAL ZONE ADJUSTED.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
- A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- A 1/2" IRON ROD SET BEARS A 1/2" INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS 8/15/2021".
- CONCRETS IN THE CENTERLINE OF THE PRIVATE ROADS SHOWN HEREON WILL BE MARKED WITH WOOD NAILS WITH WHEELS MARKED "SEARCHERS 8/15/2021". ONCE ROAD CONSTRUCTION HAS BEEN COMPLETED.
- THE METES AND BOUNDS DESCRIPTIONS FOR THE 2.159 ACRE AND 2.918 ACRE ROAD EASEMENTS SHOWN HEREON WERE DATED JANUARY 10, 2021.
- THE PROPOSED ELECTRIC TRANSMISSION LINE ROUTE IS SUBJECT TO CHANGE.

STEVENS CREEK ESTATES
AN UNRECORDED SUBDIVISION



I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON JANUARY 10, 2021. NO WARRANTY IS MADE OR IMPLIED FOR THE LOCATION OF ANY EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

JOSH W. LEAMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6276

BOUNDARY SURVEY
TRACTS 1-21 OUT OF MULTIPLE ABSTRACTS IN GILLESPIE COUNTY, TEXAS AND BEING PORTIONS OF THAT CERTAIN 226.84 ACRE TRACT DESCRIBED BY INSTRUMENT NO. 20207948 OF THE G.C.O.P.R.

SEARCHERS SURVEYING & ENGINEERING LLC
MASON | FREDERICKSBURG

JOE NO. 20-4612
DATE: FEB. 18, 2021

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