








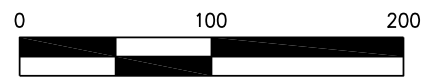
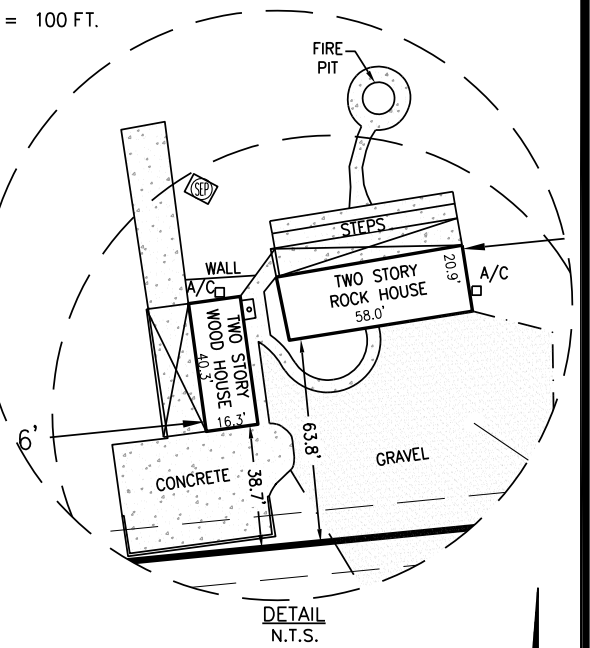


GRAPHIC SCALE

- | | | |
|-----------------------------------------------------------------------------------|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | CALCULATED CORNER |  0
 |
|  | FENCE CORNER POST | |
|  | ELECTRIC METER | |
|  | POWER POLE | |
|  | GUY WIRE | |
|  | WATER WELL | |
|  | SEPTIC LID | |
| O.P.R.U.C.T. | OFFICIAL PUBLIC RECORDS, UVALDE COUNTY, TEXAS | |
| U.E. | UTILITY EASEMENT | |



1 INCH = 100 FT.



DETAIL
N.T.S.

TRACT 30

(S05°51'38"E 448.88')

S05°45'33"E
448.86'

50' ROAD & U.E.
(PER PLAT)

GENERAL NOTES:
SEE SHEET 2 OF 2

CALLED
 325.55 ACRES
 (369/717)

TRACT 19

(N84°21'25"E 556.77')

10' U.E. (507/875 O.P.R.U.C.T.)

TRACT 1
LOT 18
BIG SHADES
(507/878)

10' U.E. (507/875 O.P.R.U.C.T.)
 N05°45'33"W 448.96'
 (N05°50'17"W 448.60')

448.60')
(N05.50'17"W

10' U.E. (507/875 O.P.R.U.C.T.)

★ ★

N05°37'14"W 431.23'

★ ★

37°01'47"W 431.32'

431.32')
(N05°50'17"W

~~N05°37'14"W~~ 431.23'
(431.32')

TRACT 2
LOT 17
BIG SHADES
(507/875)

N84°23'39"E 556.77'
(N84°21'55"E 556.94)'

(N84°21'55"E 556.94)

10' U.E. (507/875 O.P.R.U.C.T.)

S83°30'33"W 557.14'
(S83°29'10"W 557.14')

TRACT 16

TRACT 31

(S05°51'88"E 422.83') —
S05°39'43"E 422.63' —

(S05.51'88"E 422.83')

TRACT 15



TO:
BENCHMARK TITLE
GF NO. PL21-29585
AUDREY CRAIG AND DUSTIN HUNT
684 BIG SHADES
CONCAN, TEXAS

I, certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications.

TITLE SURVEY OF
TRACT 1, BEING LOT 18 AND TRACT 2, BEING
LOT 17 OF BIG SHADES,
RECORDED IN
VOLUME 507, PAGE 875
AND IN CABINET 2, SLIDE 217B,
PLAT RECORDS
UVALDE COUNTY, TEXAS

SHEET 1 OF 2

Chris Walterscheid
R.P.L.S. No. 6180
Date 06-03-2021



500 NORTH LOOP 1604 EAST,
SUITE 200
SAN ANTONIO, TX 78232
(318)226-0100
www.landpoint.net
FIRM NO. 10193814

FILED BY: CN

DRAWN BY: CRM

CHECKED BY: CJW

JOB NO. 21-1304

GENERAL NOTES

- 1. Property lines have been established based upon found monuments, measurements and evidence obtained in the field, along with records as provided by the client.
- 2. Bearing based on Texas State Plane Coordinates, South Central Zone, 42043, NAD83-US Survey feet, derived from GPS observations on May 12, 2021.
- 3. All 'CIRS' are 5/8-inch iron rod with plastic cap stamped "Landpoint" unless otherwise noted.
- 4. This property is subject to any visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use.
- 5. This property is subject to the Restrictions recorded in Volume 507, Page 875 and Volume 509, Page 802, Official Public Records, Uvalde County, Texas, and Cabinet Two, Slide 217B, Plat Records, Uvalde County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant, (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- 6. This property is subject to a Telephone Line Right-of-Way Easement executed by Taylor Cummings to Hill Country Telephone Cooperative, Inc., dated January 25, 1983, recorded in Volume 245, Page 612, Deed Records, Uvalde County, Texas.
- 7. This property is subject to Telephone Line Right-of-Way Easement executed by Taylor Cummings to Hill Country Telephone Cooperative, Inc., dated September 12, 1989, recorded in Volume 305, Page 89A, Deed Records of Uvalde County, Texas.
- 8. This property is subject to a Utility Easement and Covenant of Access executed by John C. Cummings to Bandera Electric Cooperative, Inc., dated December 19, 1988, recorded in Volume 292, Page 48, Deed Records of Uvalde County, Texas.
- 9. This property is subject to assessments as set out in Volume 1160, Page 1, Official Public Records of Burnet County, Texas. "Said assessments are subordinate" to any purchase money lien, home equity lien or mortgage.
- 10. This property is subject to All terms, provisions, covenants, agreements, reservations, rights, dedications, easements, roadways, alleys, building set back lines, restrictions and conditions as set forth in Volume 509, Page 802 and Volume 507, Page 875, Official Public Records of Uvalde County, Texas, and Cabinet Two, Slide 217B, Plat Records of Uvalde County, Texas.
- 11. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.



TO:
BENCHMARK TITLE
GF NO. PL21-29585
AUDREY CRAIG AND DUSTIN HUNT
684 BIG SHADES
CONCAN, TEXAS

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Specifications.

Chris Walterscheid
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