



LEGEND:

POINT

1/2" IRON ROD FOUND

3/4" IRON ROD SET

IRON PIPE FOUND

MAG NAIL FOUND

WOOD FENCE CORNER POST FOUND

WOOD FENCE CORNER POST FOUND

CONCRETE MONUMENT FOUND

BENCH MARK

AS MARKED

CELESTIAL

UTILITY POLE

SEWER MANHOLE

SEWER CLEANOUT

SEPTIC

BURIED CABLE BOX

WATER METER

WATER METER

AIR CONDITIONER

AS MARKED

U.S. - UTILITY EASEMENT

B.L. - BUILDING SETBACK LINE

BBG - (BBG) - RECORD CALL

P.O.B. - POINT OF BEGINNING

G.C.P.R. - GILLESPIE COUNTY PLAT RECORDS

G.C.P.R. - GILLESPIE COUNTY DEED RECORDS

G.C.P.R. - GILLESPIE COUNTY OFFICIAL PUBLIC RECORDS

G.C.P.R. - GILLESPIE COUNTY REAL PROPERTY RECORDS

BOUNDARY SURVEY

18.145 ACRES OUT OF THE
JOHN INGRAM SURVEY NO. 227,
ABSTRACT NO. 338 AND THE
OBADIAH FITZGERALD SURVEY NO. 226,
ABSTRACT NO. 220 IN
GILLESPIE COUNTY, TEXAS

REFERENCE: STEVEN G. COOPER
JOB NO. 24-7041
DATE
DRAWN BY: JCL

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.

2. 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 HEREIN.

3. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

4. A 1/2" IRON ROD SET IS A 1/2" INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275" AND A "MAG NAIL SET" IS A MAG NAIL WITH WASHER MARKED "SEARCHERS RPLS 6275".

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 71°04'42" W	19.66'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	390.62'	307.58'	N 82°03'39" W	299.69'

RECORD LINE TABLE

LINE	BEARING	DISTANCE
L1	S 71°04'42" W	191.82'

RECORD CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	337.29'	133.12'	S 78°27'07" W	132.26'

0' 80' 160' 240'

SCALE: 1" = 80'