

19885
675-99

C. FILE 19885
S. FILE 19885

THIS PLAT DRAWN BY: KWB DATE: 1-21-00

THE TRACT OF LAND HEREON IS
SITUATED IN ZONE A-10 AND IS
IN THE 100 YEAR FLOOD PLANE AS SHOWN
ON F.E.M.A. FLOOD MAP COMMUNITY
PANEL NO. 480266 0073 D
EFFECTIVE DATE: 11-20-98

19885-C-G

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C-1	5669.65'	685.59'	685.17'	N 12°43'23"E
C-2	5669.65'	600.00'	599.72'	N 06°13'38"E

COURSE	BEARING	DISTANCE
B-1	N 59°44'00"E	27.71'
B-2	S 31°51'29"E	67.20'
B-3	S 23°24'33"E	92.24'
B-4	S 51°34'52"E	45.02'
B-5	S 28°01'27"E	54.57'
B-6	S 00°42'35"E	20.52'
B-7	S 31°39'57"E	39.30'
B-8	S 16°13'19"E	34.80'
B-9	S 13°01'52"E	47.97'
B-10	S 31°03'11"E	54.66'
B-11	S 16°54'50"E	66.03'

RESEARCH OF THE GUADALUPE COUNTY COURTHOUSE
RECORDS OF 6.278 ACRE TRACT BY:
ALAMO TITLE COMPANY
GF NO. 99-94038672 DATE: DECEMBER 17, 1999
VOL. 1150, P. 139 APPLIES TO PL/CL GERONIMO CREEK
VOL. 162, P. 600 APPLIES TO WESTERN PORTION (BLANKET)
VOL. 748, P. 948 APPLIES TO VOL. 358, P. 99

LEGEND:

RBS REBAR SET WITH CAP
RBF REBAR FOUND
IPF IRON PIPE FOUND
CMF CONCRETE MONUMENT FOUND
CMFB CONCRETE MONUMENT FOUND BROKEN
TBF THREADED BOLT FOUND
-E- ELECTRIC LINE
-EOH- ELECTRIC LINE OVERHANG
() RECORD CALLS
BSL BUILDING SETBACK LINE
PUE PUBLIC UTILITY EASEMENT
-X- WIRE FENCE
-EX- ELECTRIC FENCE
-W- WOOD FENCE
-O- CHAINLINK FENCE
-P- PIPE LINE
SRF SMOOTH ROD FOUND
FC FENCE CORNER
WM WATER METER
WV WATER VALVE
WH WATER HYDRANT
FH FIRE HYDRANT
MH MANHOLE
UE UTILITY EASEMENT (ALL UTILITIES EXCEPT GAS)
-SS- SANITARY SEWER
-T- TELEPHONE LINE
TRB TELEPHONE RISER BOX
UT UNDERGROUND TELEPHONE
LP&T LEAD PLUG & TACK
CL-FC CHAINLINK FENCE CORNER
IPPF IRON PIPE POST FOUND

SEGUIN, TEXAS

I HEREBY CERTIFY THE FOLLOWING: THIS
PLAT REPRESENTS THE RESULTS OF A
SURVEY MADE ON THE GROUND AND UNDER
MY SUPERVISION. EXCEPT AS SHOWN, THERE
ARE NO PROTRUSIONS OR INTRUSIONS AND
NO VISIBLE EASEMENTS AFFECTING THIS
PROPERTY.

DATE OF SURVEY: JANUARY 2000

KEN L. REININGER P.L.S. NO. 2633

BETTERSWORTH & ASSOCIATES, INC.

ENGINEERS & SURVEYORS

111 E. MOUNTAIN STREET, SEGUIN, TEXAS 78155
PH(830) 379-5552 FAX(830) 379-5553

STATE HIGHWAY NO. 123 (R.O.W. VARIES)
CALLED 2.520 ACRE TRACT IN VOL. 217, P. 29

CALLED 1.197 ACRE TRACT
FROM BIBIANO LOERA, JR., et ux,
TO NORMAN WAITE, et ux,
IN VOL. 358, P. 99
OF THE DEED RECORDS.

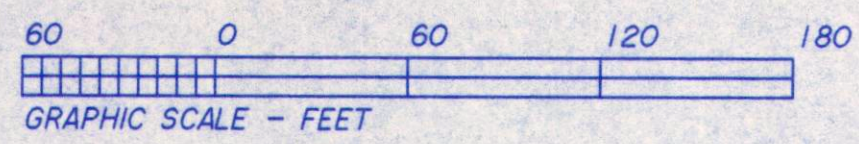
CALLED SECOND TRACT (10 ACRES)
FROM ALFRED H. KOEBIG TO NORMAN WAITE
IN VOL. 318, P. 102 OF THE DEED RECORDS.

RESIDUE OF CALLED FIRST TRACT (5 ACRES)
FROM ALFRED H. KOEBIG TO NORMAN WAITE
IN VOL. 318, P. 102 OF THE DEED RECORDS.

6.278 ACRES

COUNTY RD. NO. 122 (GERONIMO DR.)
S 36°44'25"W 353.47'
N 75°28'27"W 146.06'
(S 71°26'E 171.6')N 87°14'03"W 179.89'
(N 86°21'W 144')S 26°27'10"E 185.66'
(N 26°01'49"W 185.66')
(S 41°19'42"W 10.00')
(S 39°54'21"W 10.00')(WEST)
S 88°34'39"W 15.00'

6.278 ACRE TRACT,
M. CHERINO SURVEY, A-10,
GUADALUPE COUNTY, TEXAS.



* BASIS OF BEARINGS
AZIMUTH TAKEN

NOTE: IN AN AFFIDAVIT TO THE PUBLIC (QUIT CLAIM DEED)
BY NORMAN WAITE CALLED CENTERLINE OF GERONIMO CREEK
IN VOL. 1150, P. 0139 OF THE OFFICIAL RECORDS.

