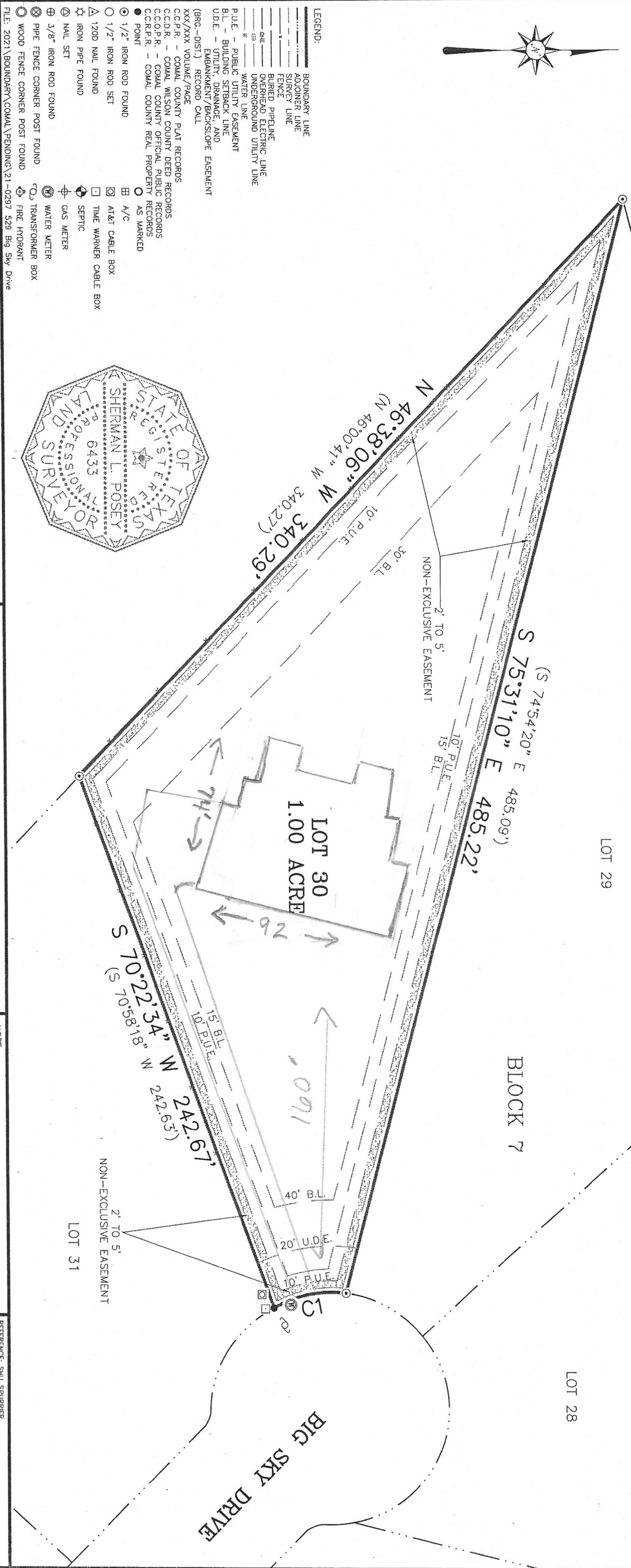


TEXAS COUNTRY ESTATES
UNIT 2
DOC# 200206015205 C.C.P.R.

SURVEY PLAT

Deborah King
4/14/21

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C-1	31.98'	50.00'	036°38'58"	S11° 18' 36"E
RECORD CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C-1	31.98'	50.00'	---	---



FILE: 2021\BOUNDARY\COMAL\PENDING\21-0297 529 Big Sky Drive

INTREPID
SURVEYING & ENGINEERING
P.O. BOX 519 | 1004 C STREET
FLORESVILLE, TX 78114
O. 830.393.8833 • F. 830.393.3388
WWW.INTREPIDTX.COM
TBPLS #10193936 • TBPE #16550

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, SPOTLAGS IN AREA, BOUNDARY LINE CONFLICTS, VISIBLE ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS VISIBLE ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

NOTE:
1. AS PER INFORMATION PROVIDED IN GF# NBT-2241-2021 THIS PROPERTY IS SUBJECT TO:
RESTRICTIVE COVENANTS: 200806015205 C.C.O.P.R., 200806017211 C.C.O.P.R., 201306049132 C.C.O.P.R., 201406041668 C.C.O.P.R.
EASEMENTS: 105/123 C.C.D.R., 161/419 C.C.D.R., 162/153 C.C.D.R., 216/112 C.C.D.R., 216/787 C.C.D.R., 9906019246 C.C.O.P.R., 200806015205 C.C.O.P.R., 200806017211 C.C.O.P.R.

NOTE:
1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.
2. UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.
3. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "INTREPID".

REFERENCE: SHU SPURRIER
ADDRESS: 529 BIG SKY DRIVE
LEGAL DESCRIPTION: BEING LOT 30, BLOCK 7, TEXAS COUNTRY ESTATES, UNIT 2, COMAL COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED THEREOF IN DOCUMENT NO. 200806015205 C.C.P.R.
JOB NO. 21-0297 REV. 0
DRAWN BY: ALC FIELD BOOK: 92/42

04/09/2021

REGISTERED PROFESSIONAL LAND SURVEYOR