

SURVEY PLAT

(42.92 ACRES)
869/776 W.C.O.P.R.

OPPENHEIMER AND MICHAEL SUBIDIVISION
D/269 W.C.D.R.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S30° 48' 09"E	388.14'
L2	S31° 23' 49"E	574.12'
L3	S30° 44' 19"E	220.33'
L4	S59° 08' 30"W	447.06'

(42.92 ACRES)
869/781 W.C.O.P.R.

TRACT NO. ONE
(18.00 ACRES)
1660/525 W.C.O.P.R.

LOT 29

A. TREVINO GRANT
A-20

LOT 24

70.00 ACRES

(126.75 ACRES)
1261/70 W.C.O.P.R.

(90.86 ACRES)
1631/110 W.C.O.P.R.

LOT 63

56.04 ACRES

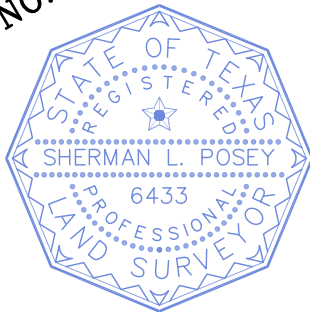
LOT 60

COUNTY ROAD NO. 422
N 30°35'57" W 2820.41'
(1021.8 V)

S 59°08'30" W 1504.89'
S 30°29'23" E 1621.17'

GRAVEL DRIVE

COUNTY ROAD NO. 421



LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- FENCE
- BURIED PIPELINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND UTILITY LINE
- WATER LINE
- P.U.E. - PUBLIC UTILITY EASEMENT
- B.L. - BUILDING SETBACK LINE
- U.D.E. - UTILITY, DRAINAGE, AND EMBANKMENT/BACKSLOPE EASEMENT
- (BRG.-DIST.) RECORD CALL
- XXX/XXX VOLUME/PAGE
- W.C.P.R. - WILSON COUNTY PLAT RECORDS
- W.C.D.R. - WILSON COUNTY DEED RECORDS
- W.C.O.P.R. - WILSON COUNTY OFFICIAL PUBLIC RECORDS
- W.C.R.P.R. - WILSON COUNTY REAL PROPERTY RECORDS
- POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- △ 120D NAIL FOUND
- ✱ IRON PIPE FOUND
- ⊕ NAIL SET
- ⊕ 3/8" IRON ROD FOUND
- ⊗ PIPE FENCE CORNER POST FOUND
- ⊙ WOOD FENCE CORNER POST FOUND
- AS MARKED
- ⊕ A/C
- ⊕ ELECTRIC METER
- ⊕ TELEPHONE PEDESTAL
- ⊕ SEPTIC
- ⊕ GAS METER
- ⊕ WATER WELL
- ⊕ UTILITY POLE
- ⊕ FIRE HYDRANT

FILE: 2022\BOUNDARY\WILSON\22-0547 Phyllis Coldewey

BEGINNING



- NOTE:
- BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
 - A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
 - IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "INTREPID"

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 THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

REGISTERED PROFESSIONAL LAND SURVEYOR

07-12-2022
DATE

REFERENCE: JACK HEMBY AND ENDA HEMBY
ADDRESS: COUNTY ROAD NO. 422
LEGAL DESCRIPTION: BEING 70.00 ACRES OF LAND OUT OF THE
OPPENHEIMER AND MICHAEL SUBDIVISION, WILSON COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT RECORDED THEREOF IN VOLUME
D, PAGE 269 W.C.D.R. AND OUT OF THE A. TREVINO
GRANT, ABSTRACT NO. 20 WITHIN WILSON COUNTY, TEXAS.
JOB NO. 22-0547 REV. 0
DRAWN BY: AJS FIELD BOOK: 82/27