## PRELIMINARY PLAT OF West Nueces Ranch Subdivision ~ LEGEND ~ Denotes pipe corner fence post found for Property Corner, unless otherwise noted. Denotes 1/2" capped iron rod stamped "LITTLE 6163" set for Property Corner, unless Denotes 8" Mag Spike with washer stamped "LITTLE 6163" set for Property Corner, unless otherwise noted. SCALE 1"=600' Denotes Type I Concrete Highway Monument found for Property Corner, unless otherwise noted. Denotes 5/8" iron rod found for Property Corner, unless otherwise noted. Basis of Bearings Possible Patent Survey Corner found, unless otherwise noted. Being derived from GPS observations in the Texas State Plane Coordinate System, NAD 1983 South Central Zone, made on - Electric February 21st, 2017. – Patent Line Measured Distance Surveyor's Note : All distances are Recorded Distance ground distances in U.S. Survey Feet. To compute to grid values multiply by the combined scale factor of 5/8" capped iron rod 0.99984799 as derived from Opus Certification Note: This survey as prepared has my signature in blue ink and my seal embossed along with my ink seal overlaying the embossed seal. If this survey plat and/or Observations made on February 21st, STATE HIGHWAY 55 the embossed sedi. It this survey plat ana/or attached description does not have these three conditions fulfilled, it is a copy and may have been altered. South Texas Geomatics and Stacy L. Little, R.P.L.S. No. 6163 assume no responsibility for copies. Surveyor's Note: Original Survey lines and/or corners shown hereon are approximate, unless otherwise noted. Any acreages shown for the original survey's are also approximate and should not be relied upon as officially DETAIL "A" approved quantities. A diligent search was made for original corners if they SCALE: 1" = 10'fell along the bounds of this property or within the property, and those found $\Delta = 00 \text{ CHB} = $60^{\circ}11^{\circ}56$ $CH = 8.17^{\circ} \text{ (M)}$ have been shown hereon. A precise locative survey of the original survey **OPTION GL** lines and corners is a time consuming T. C. R.R. CQ.project, not within the scope of this $CHB = S60^{\circ}11'56"E$ survey, and are subject to approval by "M. PARKERSON" the General Land Office of Texas. The SURVEY NO. 34 Tract 4 3/4" iron rod foundpossibility of excess acrage within the 84.02 Acres bears N54°39'15"W, found broken original survey's shown hereon is not ABSTRACT NO. 2209 a distance of 0.61' addressed by this survey. T. C. R.R. CO.Corner falls within a 10" cedar corner Surveyor's Note: This plat represents a from iron rod set, a-SURVEY NO. 39 boundary survey only. Some easements 5/8" capped iron rod fnd., stamped "RPL\$ 4261" fence post found and utilities have been shown, but ABSTRACT/ NO. 1338 bears N73'47'45"V, 0.75' there may be others recorded or T. C. R.R. Caract 3 SURVEY NO. 74,62 Acres unrecorded that may exist. Always use the Texas One Call System or @ 998.16' pass Type I Conc. 6" pipe CFP found www.texas811.org, before performing N 38\*09'06" E any excavations. Record information $ABSTRACT_{34}NQ$ . 1328 \_\_324.74**'** (shown in green) for adjoining land N 00°12'29" E owners shown hereon is for visual s 86° 1/2'37" W information purposes only. S 73°17'34" E\_ </ S 80°45'16" W S 45°23'20" W \_ Tract 2 70.03 N 73°17'34" W 74.62 Acres S 2/1.58'07" W <sup>-</sup>449.55' R = 2914.79\_N 00°12'29" E N 51°03'07" W $\Delta = 28^{\circ}48'45''$ 540.19 277.71 Tract 5 CHB = \$45°42'44"E CH = 1450.37' (M) 8" pipe CFP found 67.11 Acres N 73.39'36" W N 70°02'45" W 132.73' **OPTION GL** N 58'11'09" W N 06°38'27" W /s 82°00'06" w⅃ 153.76 397.64 129.03' N 73°24'18" W 9/ \_−CFP found N 89°24'09" W\_ Tract 6 8" pipe CFP found— \_N 04°26'17" E 77.94 Acres 96.98' an arc distance of 736.82' pass a Type I Concrete Highway Monument found broken S 26 17'39" W Tract 7 N 00°23'12" W 652.05 3" cedar CFP found— 77.94 Acres 439.69 **OPTION SP** N 76\*32 39" W N 76°32'39" W \_ S 71°43'02" W 132.37' 1318.45 524.54 5 71.43.03" W N 01°36'40" W Tract 1 DETAIL "C" 475.68 N 86\*22'21" W N 44°18'36" E \_ 154.86' 77.40 Acres 13.66 N 76.32'39" W SCALE: 1" = 1503**"** cedar S 63°26'10" W 8" pipe 1226.48 253.84 Detail "A" N/76°32'39" W 972.51 see Detail/ ⊂ S 38°26'56" W 201.24' 10" cedar 06°50'28" E S 85°44'36" E Tract 11 481.94 77.94 Acres N 20°13'57" E 85°44'36" E **OPTION GL** 415.20 \_S 38'26'56" W 481.94' S 61°28'14" E 52.79'-set\_in 175.51 N 14°37'10" E Tract 10 77.94 Acres 43°47/58" W 285.75 Tract B 8" pipe \$ 64.15, 519.69," S 43°47'59" W 77.40 A¢res N 75°19'45" E 107.95 138.23 N 59'09'35" N 00°11'53" E 87.91' N 28'43'56" E / N 84°33'30" E Lee Allison 798.92 N 74.21.05 W Called 184.8 Acres S 57°04'06" S 35°46'48" W Volume 44, Page 616 Deed Records of 6" pipe 613.64 1385.08 S 67°46'12" E N 20<sup>1</sup>31'21" Edwards County, Texas T. C. R.R. CO. 161.28 155.36 S 53°31'58" W SURVEY NO. 31 523.35' N 12°18 05" E **OPTION GL** ABSTRACT NO. 1327 N 74\*21'05" W 385.76' 193/24' N 06'24'32" E N 74°21'05" W 1003.67' Tract /9 77.40 Acres N 21°59'16" E 10,5.99 **OPTION MB** 68°05'53" E **OPTION MB** /394.55 Tract 12 111.40 Acres Tract 13 N 2/9°52'5/8" 148.84 Acres 89.53' N 29\*52'57" E 977.47, **OPTION GL** 68.92 T. C. R.R. CO."M. PARKERSON" Tract 14 1968.31 SURVEY NO. 32 ' 118.01 Acrés ABSTRACT/ NO. 2208/ **OPTION** CT S 72.35.04" S 36.25.54" W 331.85' **OPTION GL** \_S /7]°41'39" E N 33/15'47" E S 77°08'51" E \_\_\_\_ 331.85 Tract 19 Tract 15 100.33 Acres N 22°00'30" W 110.07 Acres Fence line bows out away from subdivision boundary approximately 18.7' in this area, tapering back to the corners at each end of this boundary. Approximately 3.6 acres are fenced in between the subdivision boundary. 147.98 N 20°56'51" E\_ 546.18' N 32°45'57" W \$ 35°14'54" W 645.98' S 84°33'59" E 103.52'\ **OPTION CT** subdivision boundary \_N ∖32°04'16" W 1/2" iron 380.35 caliche rand Tract 18 Called 320/Acres, 35°50′56" W Sur. 27, Abst. 1054 Volume 40, Page 348 Deed Records of Edwards County, Texas 130.43 Acres 188.16 N 33/44'23" W **OPTION GL** ∠N 07°26'25" W N 12°18'28" E 235.27' *Tract*/ 17 02\*09'15" 105.69 Acres 128,25 PRIVATE ROAD "A" PRIVATE ROAD "C" 08\35'58" W Tract 20 A1 S 14°11'24" W 29.03' C1 S 58°57′29" E 204.44' 142.73 134.50 Acres N 14:28'29" W\_ A2 S 61°49'04" W 130.86' A3 S 50°40'17" W 62.73' C3 S 42°08'43" E 203.68' **\53.90\** A4 S 30°46'11" W 106.77' C4 S 88°47'46" E 65.97' A5 S 16°27'49" W 208.25' C5 S 29°15'04" E 137.78' \_S/70°36°95" E 70°36'05" E 10" oak angle post/tree A6 S 21°45'07" W 93.42' C6 S 81°50'22" E 91.62' 528.75 1840.19 A7 S 14°21'40" W 299.51' C7 S 23°32'19" E 204.26 C8 S 63°41'06" E 136.06' A8 S 11°03'54" W 70.06' N 15°15'42" A9 S 18°40'59" W 213.89' C9 S 38°34'34" E 138.36' Tract 16 345.47 A10 S 11°13′18" W 88.51' C10 S 11°20'21" E 45.53' 81.48 Acres S 1/0°26'43" \_5" ced<del>ar </del>corner fence A11 S 18°40'58" W 85.99' C11 S 65°18'19" E 78.51' 196.96 post stump found C12 S 40°33'52" E 160.30' A12 S 18°20'58" E 85.07' **OPTION CT** A13 S 01°48'04" W 104.44' C13 S 53°30'38" E 175.34' A14 S 14°58'05" W 73.51' C14 S 76°47'24" E 59.39' S/ 13°46'000" W 412.37 A15 S 08°49'48" W 57.49' C15 N 72°23'47" E 131.21' C16 S 78°43'48" E 317.87' A16 S 25°18'14" W 184.26' $\mathit{Tract} \setminus 21$ ABSTRACT NO. 30 C **OPTION RP** A17 S 19°41'20" W 188.61' C17 S 82°40'16" E 353.47' 147.37 Acres S 09°10'55" W A18 S 28°50'06" W 177.31' C18 S 50°11'11" E 183.50' 355.73 A19 S 03°53'55" W 119.61' C19 S 01°06'46" E 421.12' A20 S 21°14'12" W 170.17' Tract/22 💆 A21 S 12°17′57" W 205.03' 106.49 Acres 09'10'27" W Called 320 Acres, 546.83 Sur. 28, Abst 3246 Volume 40, Page 348 Deed Records of Melvin D. Wyatt and wife, Alana Wyatt Tract Five: Called 100.393 Ac. Volume 21B, Page 704 Official Public Records of Edwards/County, Texas (Description Miscloses by 999.99') Melvin D. Wyatt and wife, Alana Wyatt Tract Four: Called 98.610 Ac Volume 219, Page 704 Official Public Records of C14 C18-C19-Edwards County, Texas 2558.34' pass a 4" pipe \_ Tract 23 102.16 Acres CFP, 2,58' left of this line. Called to be an east corner of Wyatt 98.610 acre tract. 2 OF 2 SHEET 1"=500' SCALE Tract Eight: Called 1701.9 Acre Volume 297, Page 772 DATE SOUTH\*TEXAS 10" cedar corner Edwards County, Texas **PRELIMINARY** GEOMATICS THIS DOCUMENT SHALL a 5/8" iron rod found / bears S19"37'09"W, 0.78' Land Surveying & Mapping NOT BE RECORDED Texas Firm No. 10186900 FOR ANY PURPOSE FIELD WORK M. D. Stacy L. Little | R.P.L.S. No. 6163 P.O. Box 144 | Calliham | Texas 78007 DRAFTING L. G. I, Stacy L. Little, Registered Professional Land Surveyor, do hereby certify that this survey was this day made on the southtexasgeo@gmail.comFINAL CHECK S.L.L. UP DATE ground of the property legally described hereon, (or on the attached sheet), under my supervision and professional diligence. This plat to be attached and made a part of the (C) 2017, South Texas Geomatics

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