

LINE	BEARING	DIST.	LINE	BEARING	DIST.
L-1	S 23°33'58" E	15.09	L-5	S 66°26'08" W	80.00
L-2	S 66°41'33" W	129.23	L-6	N 66°26'08" E	20.00
L-3	S 53°04'38" W	61.21	L-7	N 23°33'52" W	100.00
L-4	S 23°33'52" E	71.30	L-8	N 23°33'52" W	74.33

Nestle Waters North America, Inc.
Call 4,649.84 ac.
V. 1300, p. 574, WCOPR

J.M. FOWLER SUR., A-201

PUBLIC R.O.W. DEDICATION
0.30 AC.

DAVIDSON ROAD

Fnd. 5/8" I. rod
Rock Surface
To F.M. 247

NATHANIEL ROBBINS SUR. A-455

Beryl Lea Poole
Call 1.00 ac.
V. 339, p. 254,
WCOPR

SURVEY REVIEWED & ACCEPTED

Date: _____

NATHANIEL ROBBINS SUR. A-455

LOT 2
20.08 AC.

LOT 1
19.09 AC.

J. R. Bishop
Call 41.49 Ac.
V. 284, p. 321, WCOPR

Robert Williams
Call 9.17 ac.
V. 1207, p. 221,
WCOPR

ZONE 'X'
ZONE 'A'
SFHL
See Note 4

Point in Nelson Creek for corner
Set 5/8" I. rod with plastic cap
for reference
N 38°19'01"W- 52.39

Point in Nelson Creek for corner
Set 5/8" I. rod with plastic cap
for reference
N 22°49'43"W- 61.03

Point in Nelson creek for cor.
Fnd. 5/8" I. rod for reference
N 23°34'08"W- 46.00

Sullivan Partners, LTD.
Call 101.04 ac. "EIGHTH TR."
V. 304, p. 849, WCOPR

NOTES:

- The purpose of this plat is to create Lots 1, 2 and 3, Road R.O.W. Easement Dedication and 10 Ft. Public Utility Easement (PUE) out of J. R. Bishop 40.17 Acre Tract shown hereon.
- Coordinates, bearings, distances and areas surveyed hereon are Grid NAD 83 (1993), Texas Central Zone as determined by Global Positioning System (GPS) with NGS OPUS post processing. Distances hereon may be converted to Geodetic Horizontal (surface) by dividing by a Combined Scale Factor of 0.99988.
- Unless otherwise noted, corners are marked by 5/8" iron rods set with 1-3/4" diameter yellow plastic caps stamped "H.E. McAdams, R.P.L.S. No. 2005".
- Plastic caps referenced hereon are 1-3/4" diameter, yellow in color and stamped "H.E. McAdams, R.P.L.S. No. 2005".
- A portion of LOTS 1 and 2 is within Zone A (see plat), "areas determined to be within the 0.1% annual chance floodplain" (Special Flood Hazard Area) without Base Flood Elevation (BFE) determined, the remaining portion of TRACTS 1 and 2 and all of Lot 3 is within Zone X, "areas determined to be outside the 0.2% annual chance floodplain" according to F.E.M.A. Flood Insurance Rate Map, Community-Panel No. 480639 0500D and Map No. 48471C0500D dated August 16, 2011.

