PRELIMINARY PLAT OF

West Nueces Ranch Subdivision

N

SCALE 1"=600'

600 300 0 600 1200

Basis of Bearings

Being derived from GPS observations in the Texas State Plane Coordinate System, NAD 1983 South Central Zone, made on February 21st, 2017.

Surveyor's Note : All distances are ground distances in U.S. Survey Feet. To compute to grid values multiply by the combined scale factor of 0.99984799 as derived from Opus Observations made on February 21st, 2017.

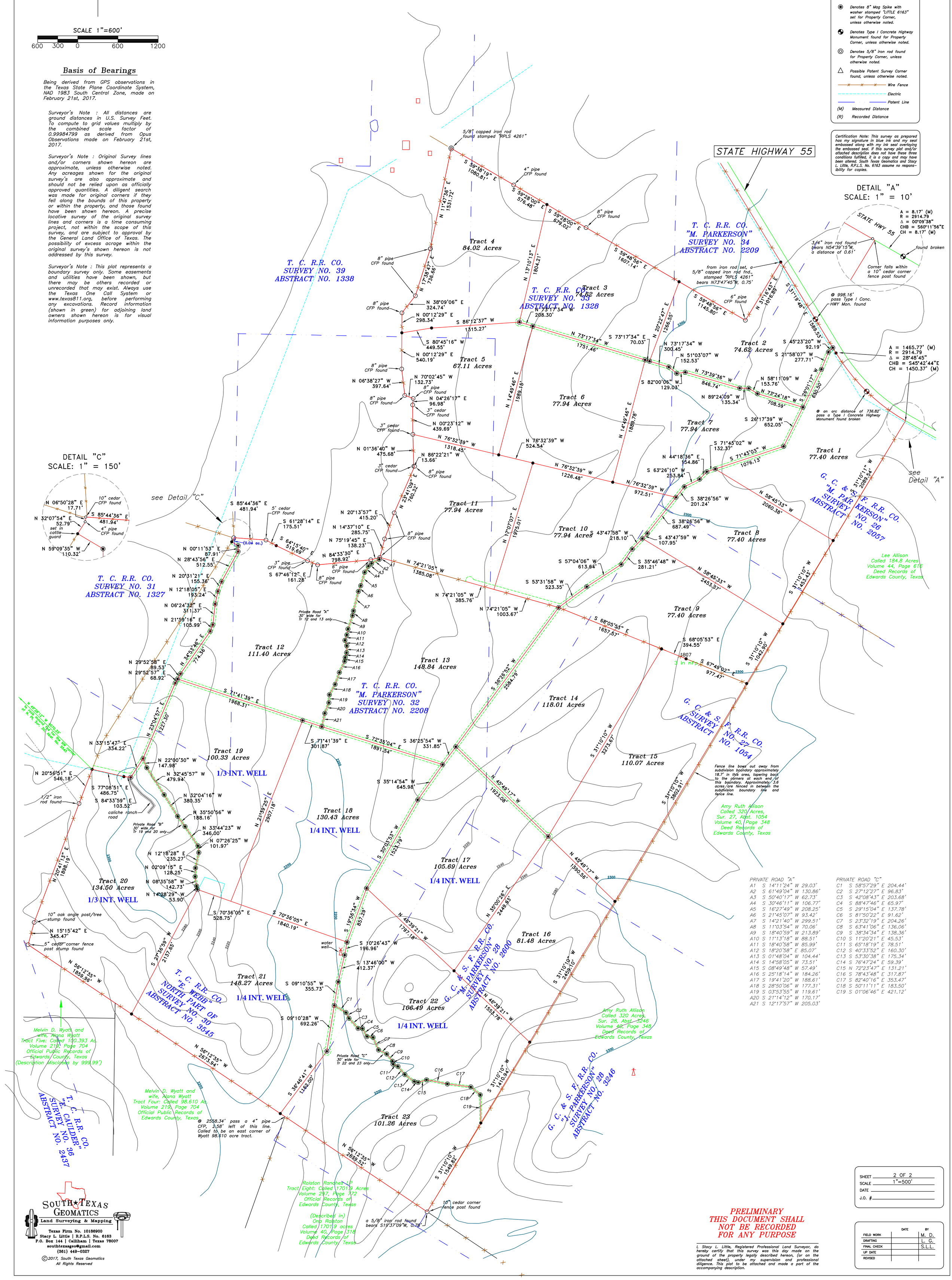
Surveyor's Note : Original Survey lines and/or corners shown hereon are approximate, unless otherwise noted. Any acreages shown for the original survey's are also approximate and should not be relied upon as officially approved quantities. A diligent search was made for original corners if they fell along the bounds of this property or within the property, and those found have been shown hereon. A precise locative survey of the original survey lines and corners is a time consuming project, not within the scope of this survey, and are subject to approval by the General Land Office of Texas. The possibility of excess acrage within the original survey's shown hereon is not addressed by this survey.

Surveyor's Note : This plat represents a boundary survey only. Some easements and utilities have been shown, but there may be others recorded or unrecorded that may exist. Always use the Texas One Call System or www.texas811.org, before performing any excavations. Record information (shown in green) for adjoining land owners shown hereon is for visual information purposes only.

~ 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 otherwise noted.
- Denotes 8" Mag Spike with washer stamped "LITTLE 6163" set for Property Corner, unless otherwise noted.
- 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.
- Possible Patent Survey Corner found, unless otherwise noted.
- Wire Fence
- Electric
- Patent Line
- (M) Measured Distance
- (R) Recorded Distance

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 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.



PRIVATE ROAD "A"			PRIVATE ROAD "C"		
A1	S 14°11'24" W	29.03'	C1	S 58°57'29" E	204.44'
A2	S 61°49'04" W	130.86'	C2	S 27°12'27" E	96.83'
A3	S 50°40'17" W	62.73'	C3	S 42°08'43" E	203.68'
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'
A6	S 21°45'07" W	93.42'	C6	S 81°50'22" E	91.62'
A7	S 14°21'40" W	299.51'	C7	S 23°32'19" E	204.26'
A8	S 11°03'54" W	70.06'	C8	S 63°41'06" E	136.06'
A9	S 18°40'59" W	213.89'	C9	S 38°34'34" E	138.36'
A10	S 11°13'18" W	88.51'	C10	S 11°20'21" E	45.53'
A11	S 18°40'58" W	85.99'	C11	S 65°18'19" E	78.51'
A12	S 18°20'58" E	85.07'	C12	S 40°33'52" E	160.30'
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'
A15	S 08°49'48" W	57.49'	C15	N 72°23'47" E	131.21'
A16	S 25°18'14" W	184.26'	C16	S 78°43'48" E	317.87'
A17	S 19°41'20" W	188.61'	C17	S 82°40'16" E	353.47'
A18	S 28°50'06" W	177.31'	C18	S 50°11'11" E	183.50'
A19	S 03°53'55" W	119.61'	C19	S 01°06'46" E	421.12'
A20	S 21°14'12" W	170.17'			
A21	S 12°17'57" W	205.03'			

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SHEET	2 OF 2
SCALE	1"=500'
DATE	
J.O. #	

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

I, Stacy L. Little, Registered Professional Land Surveyor, do hereby certify that this survey was this day made on the 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 accompanying description.

	DATE	BY
FIELD WORK		M. D.
DRAFTING		L. G.
FINAL CHECK		S.L.L.
UP DATE		
REVISED		