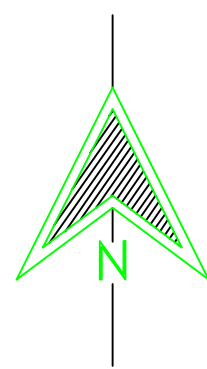


PRELIMINARY PLAT OF

# Dolan Creek Ranch Subdivision



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 June 5th, 2019. All distances are ground distances in U. S. Survey Feet.

**Surveyor's Note:** Original Survey lines and/or corners shown hereon are approximate unless otherwise noted. Any acreages shown for the original survey are also approximate and should not be relied upon as officially approved quantities. A diligent search was made for all the original corners that fell within the bounds of the property being surveyed and shown hereon, and it found would be shown hereon. A precise locative survey of the original survey lines and corners is a time consuming project that would extend well past the bounds of the property being surveyed and shown hereon, and is not within the scope of this survey, and is also subject to approval by the Texas General Land Office. The possibility of excess acreage within the original survey's shown hereon is not addressed by this survey.

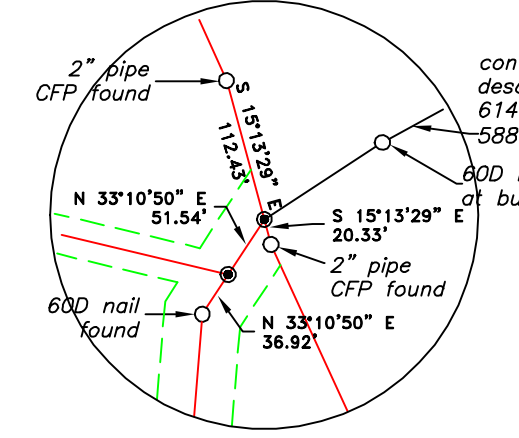
**Surveyor's Note:** This plat represents a boundary survey only. There may be easements recorded or unrecorded that are not shown hereon. Always use the Texas One Call System or www.texas811.org, before performing any excavations.

- ~ LEGEND ~
- Denotes 1/2" capped iron rod stamped "Ashley Surveying" 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" long iron pipe with washer stamped "LITTLE 6163" set for Property Corner, unless otherwise noted.
  - ⊕ Denotes water well
  - × × × × Wire Fence
  - Overhead Electric
  - Patent Line
  - (M) Measured Distance
  - (R) Recorded Distance
  - (CFP) Corner Fence Post

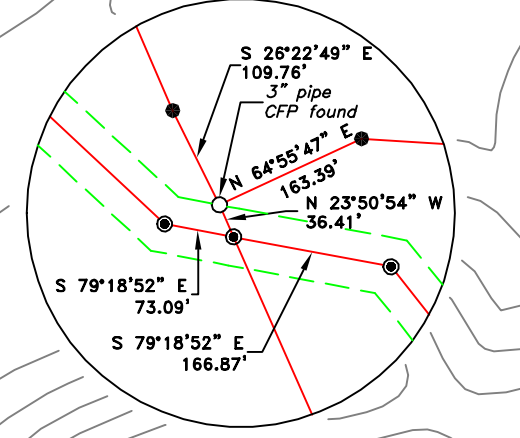
NOTE: The survey drawing and all accompanying documents are the property of South Texas Geomatics & Stacy L. Little, R.P.L.S. and may not be used for any purpose unless paid for at or before the scheduled closing. Any use of the survey drawing and any accompanying documents shall be considered a theft of services and dealt with accordingly.

Certification Note: This survey as prepared has my signature in blue ink and my seal embossed along with my ink seal overlying the embossed seal. If this survey plot 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.

DETAIL "A"  
SCALE: 1" = 200'

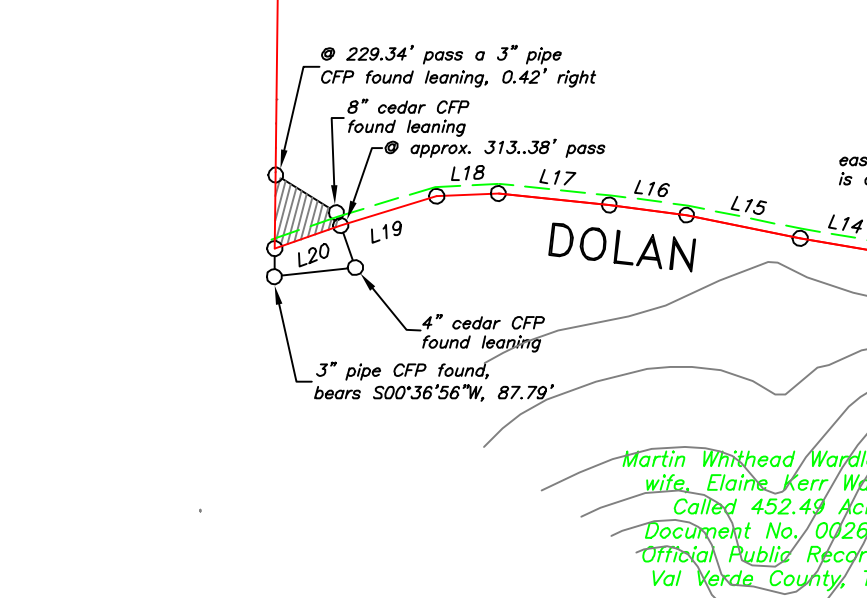


DETAIL "B"  
SCALE: 1" = 200'



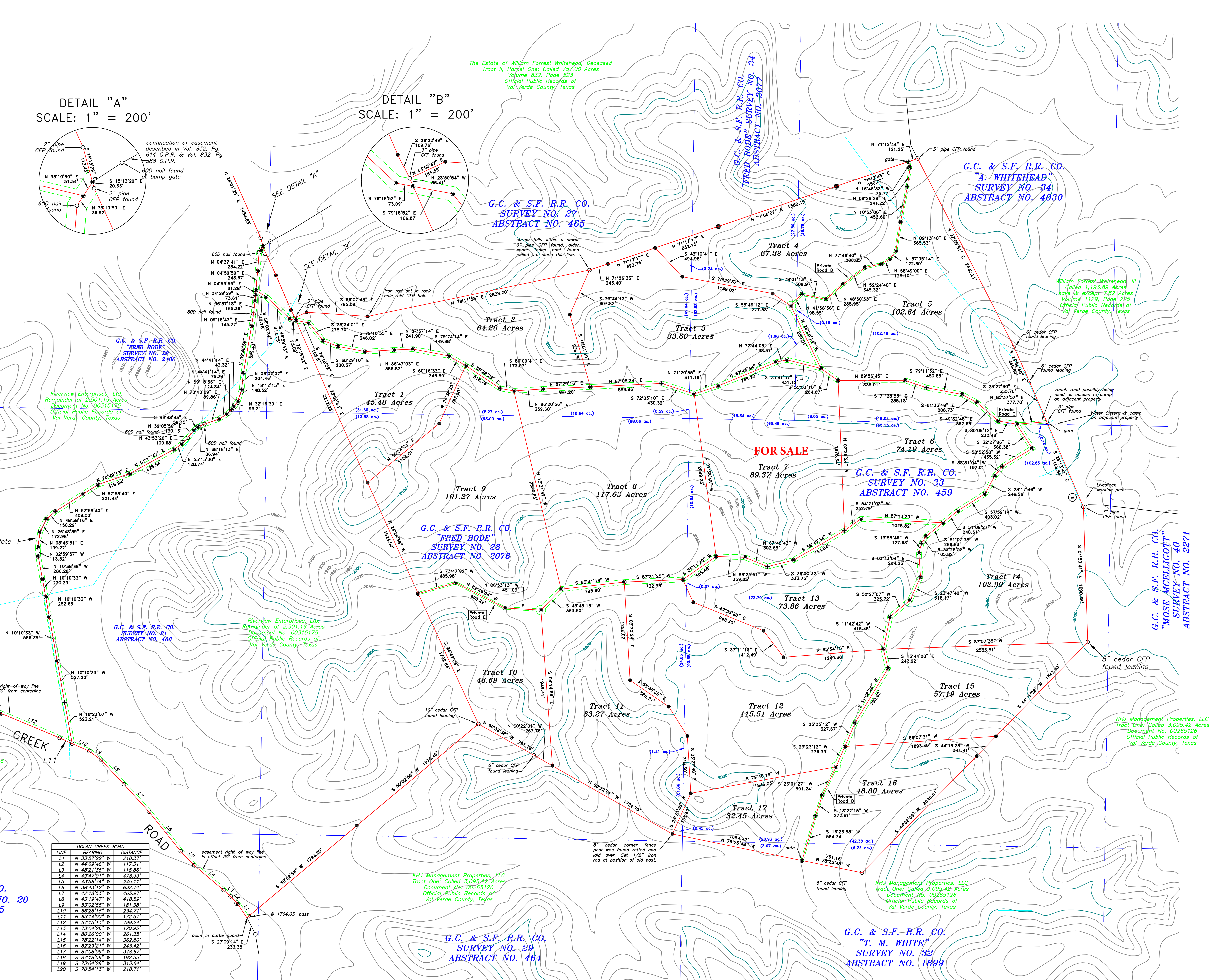
Note 1: Called 30.0 Ft. Road Easement Volume 705, Page 539 Official Public Records of Val Verde County

Note 1A: The description for the called 30.0 Ft. Road Easement, starts at a R.R. Spike and references passing two gates, which appear by description to be on the adjacent property to the north. As the easement makes it's way south toward Dolan Creek Road, it appears to follow the general shape of the road easements that passes through the property being surveyed and shown hereon.



LINE	BEARING	DISTANCE
L1	N 33°23'29" E	218.37'
L2	N 44°09'46" W	117.31'
L3	N 48°21'36" W	118.86'
L4	N 49°47'01" W	178.33'
L5	N 43°56'34" W	245.11'
L6	N 38°43'12" W	632.74'
L7	N 42°18'53" W	465.97'
L8	N 43°19'47" W	418.59'
L9	N 53°02'55" W	781.38'
L10	N 66°26'14" W	234.71'
L11	N 65°14'00" W	172.57'
L12	N 67°15'13" W	799.24'
L13	N 73°04'08" W	172.95'
L14	N 80°26'00" W	261.35'
L15	N 78°22'14" W	362.89'
L16	N 82°29'51" W	243.42'
L17	N 84°08'09" W	348.67'
L18	S 87°18'58" W	192.55'
L19	S 73°04'58" W	313.64'
L20	S 70°54'13" W	218.71'

**SOUTH TEXAS GEOMATICS**  
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G.C. & S.F. R.R. CO.  
"FRED BODE" SURVEY NO. 29  
ABSTRACT NO. 464

G.C. & S.F. R.R. CO.  
"T. M. WHITE" SURVEY NO. 1899  
ABSTRACT NO. 1899

SHEET 1 OF 1  
SCALE 1"=600'  
DATE  
I.D.#

FIELD WORK	DATE	BY
DRAFTING		
FINAL CHECK		
SP DATE		
REVISED		