

SURVEY PLAT

LOT NO. 6, BLOCK NO. 2
BEAR SPRINGS TRAILS, UNIT 1
BANDERA COUNTY, TEXAS

VOLUME 6, PAGE 299 - 301, PLAT RECORDS

This Survey is Acknowledged By
Walter R. Allen
Barbara N. Smith

Don R. Karp

660000 Feet
1:10000 Scale
UTM Zone 14N
Datum: NAD 83

Walter R. Allen

ALL RIGHTS RESERVED
BY DON R. KARP
NO REPRODUCTION
WITHOUT PERMISSION



Scale 1" = 60'
November 18, 2004

*Reference Bearing
Plat Vol. 6, Pg. 299-301
Plat Records
Bandera County, Texas

10' Utility Easements all sides as per
Plat, Vol. 6, Pg. 299-301, Plat
Records, Bandera County, Texas

LOT NO. 6
3.82 ACRES

50' Front and 15' Side and Rear building
set-back lines as per Restrictions, Vol. 537,
Pg. 112, Real Property Records, Bandera
County, Texas

LEGEND

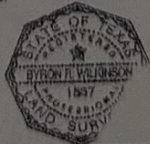
- Iron rod (fnd)
- Power line
- Wire fence

CURVE TABLE				
Id	Delta	Radius	Arc Length	Chord
C1	1°33'11"	1563.90'	42.39'	42.39'
C2	9°51'58"	1493.09'	257.10'	256.79'

BEAR SPRINGS TRAIL (60' R.O.W.)

I hereby certify that this survey was made on the ground and that
this plat correctly represents the facts found at the time of the survey,
and that to the best of my knowledge there are no visible overlapping
of improvements, visible easements of rights of way, boundary line conflicts,
or encroachments except as shown hereon.

Byron A. Wilkinson
Byron A. Wilkinson
Registered Professional Land Surveyor No. 1537
P. O. Box 398
Bandera, Texas 78003



412 BEAR SPRINGS TRAIL
PIPE CREEK, TEXAS 78063