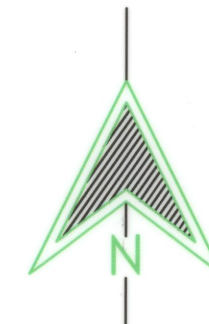


# FINAL PLAT OF Dolan Creek Ranch West Subdivision

FINAL PLAT OF



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 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.texas11.org, before performing any excavations.

Note 1: The centerline of a called 30.00 ft. wide easement, recorded in Volume 832, Page 588 et seq. (et seq.), Volume 832, Page 614 et seq. and Volume 832, Page 637 et seq. of the Official Public Records of Val Verde County, Texas, follows the centerline of this road from its intersection with Dolan Creek Road to the common corner of Tract 2 & Tract 8 on the northeast boundary line of this subdivision. Note 1A: There is also a called 30.00 ft. wide Road Easement recorded in Volume 705, Page 539 et seq. of the Official Public Records of Val Verde County, Texas, which appears 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 main road that passes through the subdivision from the common corner of Tract 2 & Tract 8 all the way to Dolan Creek Road.

**LEGEND**

- Denotes 1/2" capped iron rod stamped "Shelby 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 mag spike 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
- (CFF) Corner Fence Post

**SLIDE 588**  
Val Verde County Map Records  
FILED  
On: Nov 15, 2020 at 11:56A  
Record# 154921  
Gehrose Gracia Roman  
County Clerk, Val Verde County, TX  
By: *Yusef* Deputy

**NOTE:** The survey drawing and all accompanying documents are the property of South Texas Geomatics & Surveying, L.L.C. and may not be used for any purpose unless paid for 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 not seal overlying the embossed seal. If this survey plat and/or attached description does not have these conditions fulfilled, it is a copy and may have been altered. South Texas Geomatics & Surveying, L.L.C., R.P.L.S. No. 6163 assume no responsibility for copies.

**ROAD AND EASEMENT NOTATIONS:**

- All roads having center lines shown as boundary lines between tracts are private road easements with a right-of-way width of sixty (60.00) feet, except as otherwise shown. Owners of the tracts adjoining said roads own property to the centerline of said roads. Owners must reserve a thirty (30.00) foot wide strip from the center line of the road easement for the benefit of the land owners in this subdivision and the Developer, its successors and assigns, for road purposes. The road easements are non-exclusive, and are to be used in common with the Developer, its successors, and assigns. Developer reserves the right at a future date to dedicate the road easements as public roads or to convey the road easements to third parties for ingress and egress to and from the third parties' property.
- Said road easements are hereby dedicated as utility easements and a ten (10.00) foot wide public utility easement is reserved along the side and rear lot lines of all tracts of the Dolan Creek Ranch West subdivision for the benefit of the owners of tracts within the subdivision and Developer, its successors and assigns.
- Curb-de-sacs shown hereon have a radius of 80.00', unless otherwise noted. Private Road's "A", "B", "C", "D", and "E" shown hereon have a right-of-way width of 30.00', being 15.00' on each side of the centerline as shown. Private Road's "A", "B", "C", "D", and "E" are for the benefit of the adjoining tract owners only.

**DETAIL "A"**  
SCALE: 1" = 200'

**DETAIL "B"**  
SCALE: 1" = 200'

**DETAIL "C"**  
SCALE: 1" = 200'

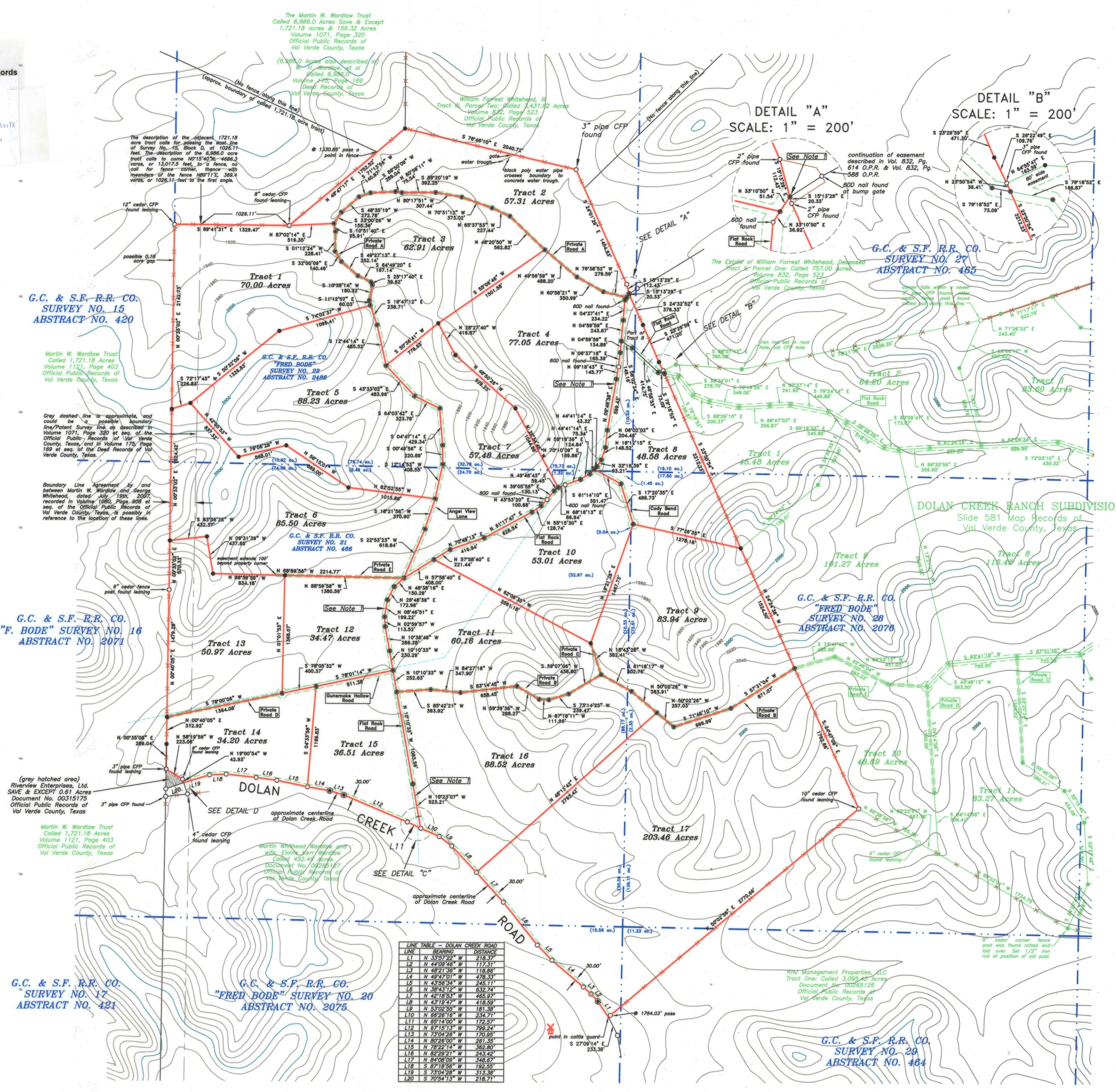
**DETAIL "D"**  
SCALE: 1" = 2'

**SOUTH TEXAS GEOMATICS**  
Land Surveying & Mapping  
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**STATE OF TEXAS**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STACY L. LITTLE  
6163

SHEET 1 OF 1  
SCALE 1"=600'  
DATE 5/4/2020  
J.O. # 20200010

DATE BY  
5/29/2020 M.D.  
DATE BY  
5/27/2020 L.G.  
DATE BY  
5/4/2020 S.L.L.  
DATE BY  
5/4/2020 S.L.L.



**LINE TABLE - DOLAN CREEK ROAD**

LINE	BEARING	DISTANCE
L1	N 33°57'22" W	218.37'
L2	N 44°09'48" W	117.31'
L3	N 48°27'48" W	118.86'
L4	N 49°47'01" W	478.33'
L5	N 43°56'24" W	245.11'
L6	N 35°51'12" W	632.74'
L7	N 42°18'53" W	465.97'
L8	N 43°19'42" W	418.59'
L9	N 33°02'56" W	181.38'
L10	N 66°28'16" W	234.71'
L11	N 65°14'00" W	172.57'
L12	N 67°13'13" W	208.24'
L13	N 73°04'28" W	170.85'
L14	N 80°20'00" W	261.30'
L15	N 78°21'14" W	362.80'
L16	N 82°22'21" W	243.42'
L17	N 84°08'09" W	348.67'
L18	N 87°18'56" W	192.55'
L19	N 73°04'28" W	313.38'
L20	N 70°54'13" W	218.71'