

OTIS WAYNE ROGERS, ET AL
640 AC. TRACT
VOL. 622, PG. 40-43 O.P.R.

SURVEY NO. 178
CHAS. SCHREINER
ABST. NO. 1260

TRACT NO. 609

APPROX. PATENT SURVEY LINE

3/8" BAR FOUND

20' WIDE UTILITY EASEMENT, VOL. 1, PG. 33 P.R.

25' BLDG., FENCE, OR OTHER
STRUCTURE SETBACK LINE FROM
THE REAR PROPERTY LINE.
VOL. 581, PG. 60-66 O.P.R.

WATER STORAGE TANK
WELL
SEPTIC SPRINKLER
ROCK RETAINING WALL
MASONRY WALL
PROANE TANKS
SEPTIC PUMP
SEPTIC SPRINKLER
SEPTIC TANKS
A/C's
RESIDENCE
POOL
POOL EQUIP. ROOM

TRACT NO. 610
(7.51± AC.)

50' BLDG., FENCE, OR OTHER
STRUCTURE SETBACK LINE FROM THE
CENTERLINE OF ANY STREET OR SIDE
PROPERTY LINE (TYP.), VOL. 581,
PG. 60-66 O.P.R.

CONCRETE
CROSSING

10' WIDE UTILITY EASEMENTS RESERVED
ALONG EACH SIDE OF ALL TRACT LINES &
ROADWAYS, VOL. 1, PG. 33 PLAT RECORDS
AND TO C.T.E.C., VOL. 124, PG. 323-324 D.R.

VARIABLE WIDTH UTILITY EASEMENT ALONG
ROADWAYS, VOL. 1, PG. 33 PLAT RECORDS

AT 20.31' PASSING
A 3/8" BAR FOUND

R = 394.61'
L = 91.15'
LC = N77°41'W
90.95'

N84°17'45"W
245.51'

S81°08'W
140.04'

AT 802.21' PASSING
A 3/8" BAR FOUND

TRACT NO. 639

CENTERLINE
LAKE RIDGE ROAD
(40' WIDE PRIVATE ROAD,
VOL. 1, PG. 33 P.R.)

3/8" BAR FOUND

TRACT NO. 638

DEFINED EASEMENTS AS LISTED IN AMERIPOINT
TITLE, COMMITMENT FOR TITLE INSURANCE,
G.F. NO. 0620158RR, ISSUED JANUARY 11,
2006, ARE SHOWN HEREON.

BORROWER/PROPERTY ADDRESS
STEPHEN MORRIS AND
WIFE, TIFFANY N. MORRIS
673 LAKE RIDGE ROAD
KERRVILLE, TEXAS 78028

N

SCALE 1" = 100'

LEGEND

- 1/2" DIA. STEEL BAR FOUND
(EXCEPT AS NOTED)
- ⊙ 1/2" DIA. STEEL BAR SET
- UNMARKED POINT
- × FENCE

TRACT NO. 611

SURVEY NO. 178 (N. PT.)
W. M. EAGER
ABST. NO. 1081

I hereby certify that this plat represents a survey
made on the ground under my supervision and that
there are no intrusions or protrusions of improvements
visible or apparent on the ground except as shown
hereon.

Surveyed November 9, 2004
Improvements located & certification,
January 22, 2007

Carey Bonn

Carey Bonn
Reg. Prof. Land Surveyor No. 4447

BONN SURVEYING
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STATE OF TEXAS
REGISTERED
CAREY BONN
4447
PROFESSIONAL LAND SURVEYOR