

SURVEYOR'S NOTE: BEARINGS ARE BASED ON THE SUBDIVISION PLAT OF BRIDGE WATER RANCH SUBD.

NOTE:
RELEASE OF NON-ACCESS EASEMENT RECORDED IN VOLUME 1679, PAGE 866, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

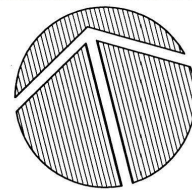
RESTRICTIVE COVENANTS:
VOLUME 1672, PAGE 220,
VOLUME 1679, PAGE 866,
VOLUME 1727, PAGE 795,
OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

EASEMENT:
EASEMENT TO S.S. WATER SUPPLY CORPORATION RECORDED IN VOLUME 1694, PAGE 892, OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

NOTE:
THIS PLAT SHOWS THE LOCATION OF EASEMENTS, RESTRICTIONS, AND BUILDING SETBACK LINES AS SET FORTH IN SCHEDULE "B" OF TITLE COMMITMENT G.F. NO. 4315015648 FURNISHED BY CHICAGO TITLE INSURANCE COMPANY.

CURVE DATA

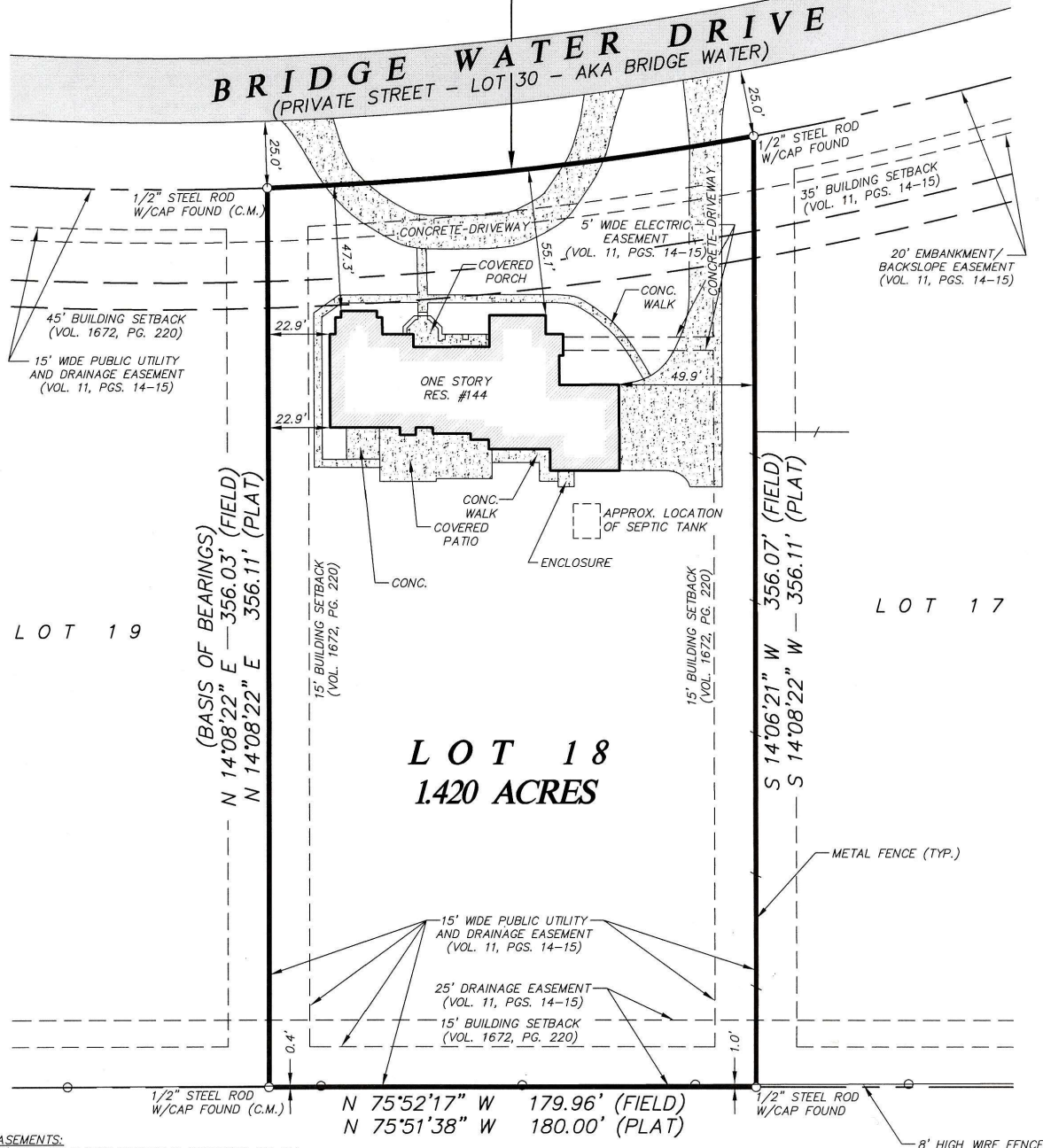
$\Delta = 08^{\circ}48'25''$
 $R = 1177.48'$
 $T = 90.67'$
 $L = 180.99'$ (FIELD)
 $L = 181.24'$ (PLAT)



SCALE: 1" = 50'

LEGEND:

C.M. - CONTROLLING MONUMENT



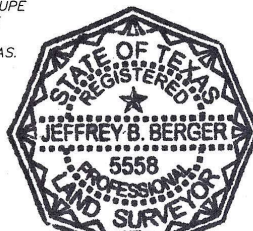
EASEMENTS:
30' WIDE DRAINAGE EASEMENT CENTERED ON ALL NATURAL RUNOFF CHANNELS, CREEKS, OR SWALES UNLESS OTHERWISE NOTED AND A FLOATING 40' X 20' GUY WIRE EASEMENT AS REQUIRED BY GUADALUPE VALLEY ELECTRIC CO-OP, BOTH AS NOTED ON THE PLAT RECORDED IN VOLUME 11, PAGES 14-15, MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

PLAT SHOWING:
LOT 18, BRIDGEWATER RANCH SUBDIVISION (AKA BRIDGE WATER RANCH SUBDIVISION), WILSON COUNTY, TEXAS.
144 BRIDGE WATER DR.

Reference:

VOLUME 11, PAGE 14,
MAP AND PLAT RECORDS OF WILSON COUNTY, TEXAS.

COPPER CREEK SUBDIVISION UNIT 3



PREPARED BY:
BERGER LAND SURVEYING

172 ROSEWOOD DRIVE
LA VERNIA, TEXAS 78121-4756
PHONE (830) 217-4228 FAX (866) 806-3636

STATE OF TEXAS
COUNTY OF WILSON

I HEREBY STATE THAT THE ABOVE PLAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

This 11TH day of AUGUST, 2014 A.D.

Jeffrey B. Berger
JEFFREY B. BERGER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5558

SURVEY PREPARED FOR:

BUYERS: RICARDO VARGAS AND
TONI ELAINE VARGAS

FILE NAME: BLS14211_FINAL.DWG Job No. BLS14211