

J. B. DUPREE SURVEY
A-86



COUNTY ROAD NO. 342

BEGINNING

FROM WHICH A 5/8 INCH
IRON ROD FOUND BEARS
N44°45'19"E A DISTANCE
OF 54.01 FEET

(190.46 ACRES)
INSTR. NO. 202100000739 K.C.O.P.R.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N43° 26' 07"E	302.66'
L2	N44° 45' 19"E	54.01'

RECORD LINE TABLE		
LINE #	BEARING	DISTANCE
L2	N44° 45' 19"E	54.01'



(99.11 ACRES)
INSTR. NO. 202200000658
K.C.O.P.R.

TRACT 7
11.01 ACRES

TRACT 9
11.01 ACRES

TRACT 8
11.01 ACRES

TRACT 4
11.01 ACRES

TRACT 6
11.01 ACRES

TRACT 5
11.01 ACRES

TRANSMISSION
LINE

(280 ACRES)
681/672 K.C.O.P.R.

LEGEND:

- BOUNDARY LINE
- ADJACENT LINE
- SPUR LINE
- FENCE
- BURIED PIPELINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND UTILITY LINE
- WATER LINE
- P.U.E. - PUBLIC UTILITY EASEMENT
- B.L. - BUILDING SETBACK LINE
- U.D.E. - UTILITY, DRAINAGE, AND EMBANKMENT/BACKSLOPE EASEMENT (BRG-DIST.) RECORD CALL
- XXX/XXX VOLUME/PAGE
- K.C.P.R. - KARNES COUNTY PLAT RECORDS
- K.C.D.R. - KARNES COUNTY DEED RECORDS
- K.C.O.P.R. - KARNES COUNTY OFFICIAL PUBLIC RECORDS
- K.C.R.P.R. - KARNES COUNTY REAL PROPERTY RECORDS
- POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 1200 NAIL FOUND
- IRON PIPE FOUND
- NAIL SET
- 5/8" IRON ROD FOUND
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND
- A/C
- ELECTRIC METER
- TELEPHONE PEDESTAL
- SEPTIC
- GAS METER
- WATER WELL
- UTILITY POLE
- FIRE HYDRANT

FILE: 2022\BOUNDARY\KARNES\22-0200 96 acre property division



P. O. BOX 519 • 1004 C STREET
FLORESVILLE, TX 78114
O. 830.393.8833 • F. 830.393.3388
WWW.INTERPDX.COM

TBPLS #10199936 • TBPE #16550

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OF AN ON-THE-GROUND SURVEY AND WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY, NO ERROR OR WAARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

04/11/2022
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

NOTE:
1. BEARINGS, DISTANCES & ACRES ARE GRID, DERIVED FROM NORMAL GPS TECHNIQUES.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREIN.
3. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
4. IRON ROD SETS ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "INTERPDX"

REFERENCE: GUAMB FAMILY LIMITED PARTNERSHIP		
ADDRESS:	COUNTY ROAD NO. 342	
LEGAL DESCRIPTION:	BEING 11.01 ACRES OF LAND (TRACT 8)	
OUT OF THE J. B. DUPREE SURVEY, ABSTRACT NO. 86 WITHIN		
KARNES COUNTY, TEXAS.		
JOB NO.	22-0200	REV. 0
DRAWN BY:	AJC	FIELD BOOK: 100/48

