



BEGINNING

RECORD LINE TABLE		
LINE #	BEARING	DISTANCE
L3	N44° 45' 19"E	----

(1.14 ACRES)
829/475 K.C.O.P.R.

11.01 ACRES

46°33'53" W 1752.19'

302.66'
S 43°26'07"

(99.11 ACRES)

11.01 ACRES

[illegible]

LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- FENCE
- BURIED PIPELINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND UTILITY LINE
- WATER LINE
- P.U.E. — PUBLIC UTILITY EASEMENT
- BL. — 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 AS MARKED
- POINT
- ⊙ 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- △ 120D NAIL FOUND
- ☆ IRON PIPE FOUND
- ⊗ NAIL SET
- ⊕ 5/8" IRON ROD FOUND
- ⊗ PIPE FENCE CORNER POST FOUND
- ⊗ WOOD FENCE CORNER POST FOUND
- ⊕ GAS METER
- ⊗ WATER WELL
- ⊗ UTILITY POLE
- ⊕ FIRE HYDRANT
- ⊗ TELEPHONE PEDESTAL
- ⊗ SEPTIC
- ⊕ A/C
- ⊗ ELECTRIC METER

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

INTERVIEW

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

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.

DERIVED FROM NORMAL GPS TECHNIQUES

THIS SURVEY WAS PREPARED WITHOUT THE

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TTF REPORT. THERE

MAY BE EASEMENTS AND/OR COVENANTS

AFFECTING THIS PROPERTY, NOT SHOWN HEREON

3. A METEOR AND BOLIDE DESCRIPTION

3. A MEETS AND BOUNDS DESCRIPTION
ACCOMPANIES THIS PLAT.

2000

4. IRON ROD SET ARE 1/2 INCH IRON REBAR

WITH PLASTIC CAPS MARKED "INTREPID"

REFERENCE:GUMMB FAMILY LIMITED PARTNERSHIP	
ADDRESS: COUNTY ROAD NO. 342	
LEGAL DESCRIPTION: BEING 11.01 ACRES OF LAND (TRACT 9)	
OUT OF THE J. B. DUPREE SURVEY, ABSTRACT NO. 86 WITHIN	
KARNES COUNTY, TEXAS.	
JOB NO. 22-0220	REV. 0
BEAMAN, P.C., A/C	FIELD BOOK: 100/4A

TBPLS #10193936 • TBPE #16550

REGISTERED PROFESSIONAL LAND SURVEYOR

04/11/2022
DATE

P.O. Box 519 • 1004 C STREET
FLORESVILLE, TX 78114
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WWW.INTREPIDTX.COM
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