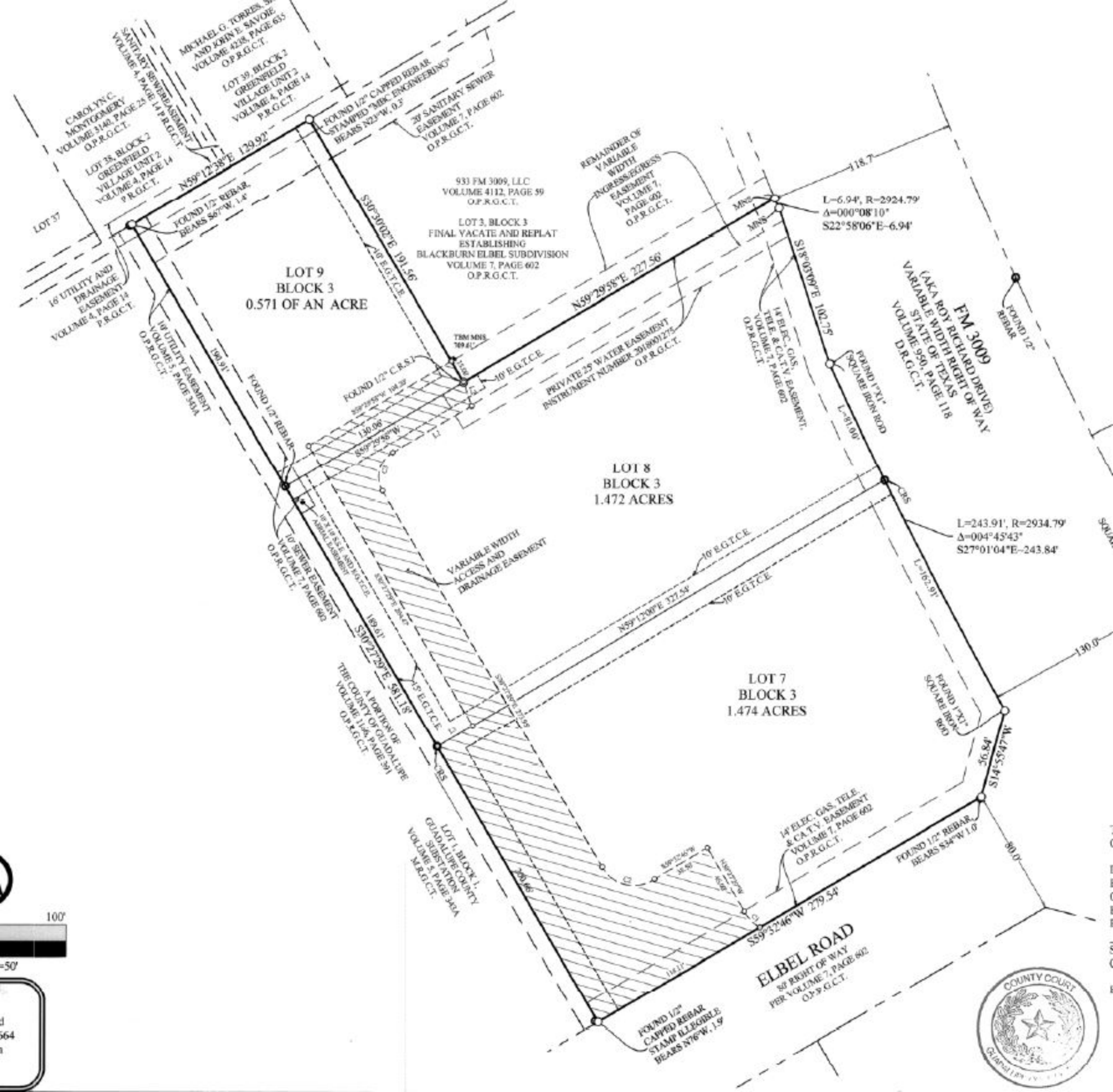

LOT 9
BLOCK 3
0.571 OF AN ACRE
LOT 8
BLOCK 3
1.472 ACRES
LOT 7
BLOCK 3
1.474 ACRES
933 FM 3009, LLC
VOLUME 4112, PAGE 59
O.P.R.G.C.T.
LOT 3, BLOCK 3
FINAL VACATE AND REPLAT
ESTABLISHING
BLACKBURN ELBEL SUBDIVISION
VOLUME 7, PAGE 602
O.P.R.G.C.T.
FM 3009
(AKA ROY RICHARD DRIVE)
VARIABLE WIDTH RIGHT OF WAY
STATE OF TEXAS
VOLUME 950, PAGE 118
D.R.G.C.T.
ELBEL ROAD
80' RIGHT OF WAY
PER VOLUME 7, PAGE 602
O.P.R.G.C.T.
L=6.94', R=2924.79'
Δ=000°08'10"
S22°58'06"E-6.94'
L=243.91', R=2934.79'
Δ=004°45'43"
S27°01'04"E-243.84'
N59°12'38"E 129.92'
S30°30'02"E 191.56'
N59°29'58"E 227.56'
S18°03'09"E 102.75'
S30°27'29"E 581.18'
S59°32'46"W 279.54'
S14°55'47"W
FOUND 1/2" REBAR
FOUND 1/2" CAPPED REBAR STAMPED "MBC ENGINEERING" BEARS N23°W, 0.3'
20' SANITARY SEWER EASEMENT VOLUME 7, PAGE 602 O.P.R.G.C.T.
SANITARY SEWER EASEMENT VOLUME 4, PAGE 14 P.R.G.C.T.
CAROLYN C. MONTGOMERY VOLUME 3140, PAGE 25 O.P.R.G.C.T.
LOT 38, BLOCK 2 GREENFIELD VILLAGE UNIT 2 VOLUME 4, PAGE 14 P.R.G.C.T.
LOT 37
16' UTILITY AND DRAINAGE EASEMENT VOLUME 4, PAGE 14 P.R.G.C.T.
10' UTILITY EASEMENT VOLUME 5, PAGE 343A O.P.R.G.C.T.
10' SEWER EASEMENT VOLUME 7, PAGE 602 O.P.R.G.C.T.
A PORTION OF THE COUNTY OF GUADALUPE VOLUME 1166, PAGE 391 O.P.R.G.C.T.
LOT 1, BLOCK 1, GUADALUPE COUNTY SUBSTATION VOLUME 5, PAGE 343A M.R.G.C.T.
REMAINDER OF VARIABLE WIDTH INGRESS/EGRESS EASEMENT VOLUME 7, PAGE 602 O.P.R.G.C.T.
PRIVATE 25' WATER EASEMENT INSTRUMENT NUMBER 201800127 O.P.R.G.C.T.
14' ELEC., GAS, TELE. & CA.T.V. EASEMENT, VOLUME 7, PAGE 602 O.P.R.G.C.T.
VARIABLE WIDTH ACCESS AND DRAINAGE EASEMENT
FOUND 1"X1" SQUARE IRON ROD
FOUND 1/2" REBAR, BEARS S34°W 1.0'
FOUND 1/2" CAPPED REBAR STAMP ILLEGIBLE BEARS N76°W, 1.9'
10' E.G.T.C.E.
15' E.G.T.C.E.
N59°12'00"E 327.54'
S59°29'58"W 104.30'
S59°29'58"W 130.06'
L=81.00'
L=162.91'
118.7'
130.0'
80.0'
56.84'
190.91'
189.61'
200.66'
100'
=50'
COUNTY COURT