

ALL BEARINGS/DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, AS ESTABLISHED USING TRIMBLE V.R.S. NETWORK.

LOT 282

LOT 281

LOT 280

GREENBRIAR DRIVE (50')

SET 1/2" IRON ROD

(N53° 08'E~160.00')
N54° 11'31"E~159.82'

(N53° 08'E~80.00')
N54° 11'31"E~79.91'

FOUND 1/2" IRON ROD

P.P.

OVERHEAD ELECTRIC

FOUND 1/2" IRON ROD
WITH CAP STAMPED
"INCE RPLS *5175"

LOT 115

LOT 114

LOT 113

0.257 ACRES

N35° 46'14"W~140.03'
(N36° 52'W~140.00')

JOSE O CORTES
V. 1528, P. 729

LOT 112

MICHAEL D RADOSEVICH
V. 2134, P. 421

(S36° 52'E~140.00')
S35° 46'34"E~140.13'

FOUND 1/2" IRON ROD

S54° 15'42"W~79.92'
(S53° 08'W~80.00')

FOUND 1/2" IRON ROD
WITH CAP STAMPED
"INCE RPLS *5175"

18" CORRUGATED METAL PIPE

WHITE BLUFF PROPERTY OWNERS ASSOCIATION
"NEW GOLF COURSE, TRACT 1" HOLE 7
V. 1973, P. 65

EASEMENTS & SETBACKS VOLUME 805, PAGE 552	
FRONT	10' UTILITY & DRAINAGE EASEMENT 25' SETBACK
SIDES	10' UTILITY & DRAINAGE EASEMENT & SETBACK
REAR	10' UTILITY & DRAINAGE EASEMENT & SETBACK

PLAT SHOWING THE SURVEY OF 0.257 ACRES OF LAND BEING ALL OF LOT 113 OF THE WHITE BLUFF TWENTY TWO SUBDIVISION IN HILL COUNTY, TEXAS, ACCORDING TO AMENDED FINAL PLAT RECORDED IN SLIDE A-147 OF THE OFFICIAL PLAT RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM DOUBLE DIAMOND, INC. TO PHILLIP A. PITALO ET UX, KAREN E. PITALO RECORDED IN VOLUME 1844, PAGE 217 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY.

FIELD NOTES OF EVEN DATE ACCOMPANY THIS PLAT.

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY RESPONSIBLE SUPERVISION. UNLESS OTHERWISE NOTED HERON THERE ARE NO VISIBLE OR APPARENT EASEMENTS, ENCROACHMENTS OR PROTRUSIONS TO THE BEST OF MY KNOWLEDGE.



PHILLIP A. PITALO

SURVEYED BY
INCE SURVEYING & ENGINEERING
FIRM #10068000
184 THOUSAND OAKS DRIVE
WHITNEY, TEXAS 76692
PHONE: 254-694-7708
FAX: 254-694-7230

REGISTERED PROFESSIONAL LAND SURVEYOR
JESSIE JOSEPH INCE, R.P.L.S. #5175

SCALE 1"=30' SN2206012 06/01/22

ALL ELEVATIONS WERE ESTABLISHED
USING TRIMBLE V.R.S. NETWORK AND
GEOID 12A ADJUSTMENT.

ALL BEARINGS/DISTANCES ARE BASED
ON TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL ZONE 4202.
NAD 83, AS ESTABLISHED USING TRIMBLE
V.R.S. NETWORK.

LOT
281

LOT 282

LOT
280

EDGE OF PAVEMENT

BENCHMARK #1

GREENBRIAR
DRIVE (50')

COTTON SPINDLE SET IN
PAVEMENT ELEV. -625.7'

SET 1/2" IRON ROD

N54° 11' 31" E ~159.82'

N54° 11' 31" E ~79.91'

FOUND 1/2" IRON ROD

FOUND 1/2" IRON ROD
WITH CAP STAMPED
"INCE RPLS *5175"

P.P.

N35° 46' 14" W ~140.03'

LOT 115

LOT 113

624

0.257 ACRES

S35° 46' 34" E ~140.13'

LOT 112

MICHAEL D RADOSEVICH
V. 2134, P. 421

JOSE O CORTES
V. 1528, P. 729

622

FOUND 1/2" IRON ROD

S54° 15' 42" W ~79.92'

FOUND 1/2" IRON ROD
WITH CAP STAMPED
"INCE RPLS *5175"

18" CORRUGATED METAL PIPE

620

620

WHITE BLUFF PROPERTY OWNERS ASSOCIATION
"NEW GOLF COURSE, TRACT 1" HOLE 7
V. 1973, P. 65

EASEMENTS & SETBACKS
VOLUME 805, PAGE 552

FRONT 10' UTILITY & DRAINAGE EASEMENT
25' SETBACK

SIDES 10' UTILITY & DRAINAGE EASEMENT
& SETBACK

REAR 10' UTILITY & DRAINAGE EASEMENT
& SETBACK

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CONTOUR PLOT
PHILLIP A. PITALO

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SCALE 1"=30' SN220601.2 06/01/22