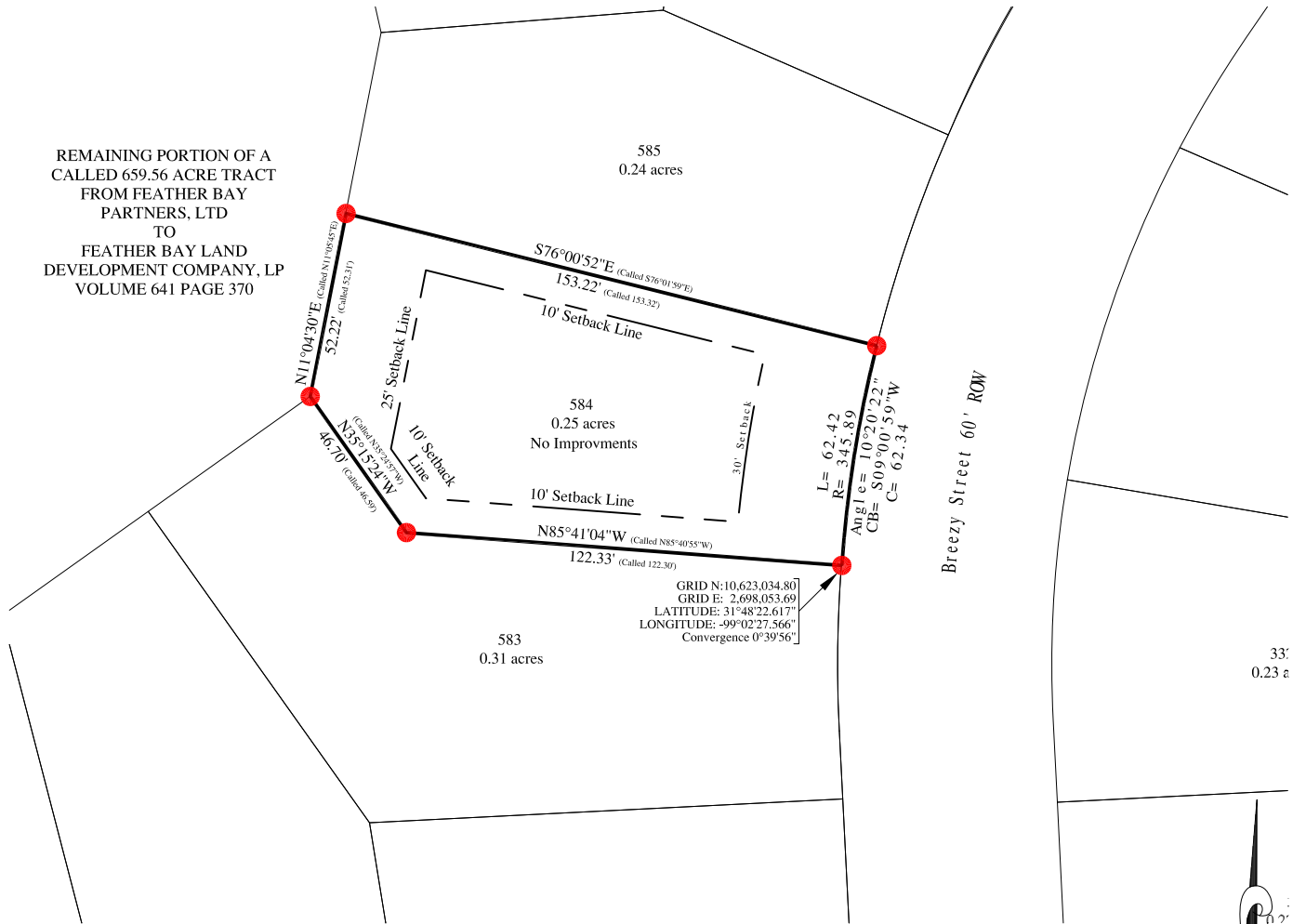


REMAINING PORTION OF A  
CALLED 659.56 ACRE TRACT  
FROM FEATHER BAY  
PARTNERS, LTD  
TO  
FEATHER BAY LAND  
DEVELOPMENT COMPANY, LP  
VOLUME 641 PAGE 370



**NOTES:**

- (1) All property corners found and found to be within tolerance.
- (2) ● 1/2" iron bars set with cap (Solis 4602) at all lot corners, angles, points of curvature and points of tangency.
- (3) The minimum front building set back is 30 feet, rear is 25 feet.
- (4) The minimum side building set back is 10 feet.
- (5) Easements of 25 feet in width along the front, and 10 feet in width along the sides and 20 feet along the rear, are reserved for drainage and utilities.
- (6) No structure in this subdivision shall be occupied until connected to a privately owned utility sewer company approved under the Rules of TCEQ.
- (7) This property will be served with water and sewer by a private owned utility company approved under the Rules of TCEQ.
- (8) None of this property lies within an Extraterritorial Jurisdiction of a city.
- (9) Easement statement - Property owners are hereby granted rights of ingress & egress over subdivision roads. Property owners are advised that they are responsible for maintenance of dedicated easement on their property and may not utilize these easements for any purpose detrimental to their intended use (i.e., no structures, Septic tank fields, etc.). Grantees of said dedicated easement reserve the right of access to such easements.
- (10) All bearings are based on Texas State Plane Coordinates NAD83 (central zone). Convergence angle of 0°39'56", and all distances are GRID distances.
- (11) Bearing from Control Monument No 2 (Southwest corner Lot 500) to Control Monument No 1 (Point of Curve Lot 650) is N 04°43'12" E a distance of 7,857.34 feet.
- (12) D.E. = Drainage Easement
- (13) It is unlawful to construct, place or operate any improvement or facility of any type on land or water, or to excavate or place fill materials therein, below spillway elevation 1425 on Lake Brownwood, or any land regulated or controlled by the Brown County Water Improvement District Number One, unless an application has been submitted to the District and a written permit has been granted by the District. Permits are required for any additions and/or modifications.

**SURVEY PLAT OF: 854 OF THE CORRECTED PLAT OF KING'S POINT COVE UNIT 1, AS RECORDED IN VOLUME 5, PAGES 127-136 OF THE MAP AND PLAT RECORDS OF BROWN COUNTY, TEXAS.**

I RICHARD J. SOLIS, A REGISTERED PROFESSIONAL LAND SURVEYOR, No. 4602, DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY ACTUALLY MADE ON THE GROUND BY ME AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Richard J. Solis, R.P.L.S.*  
RICHARD J. SOLIS, R.P.L.S. TEX. REG. 4602



|                  |
|------------------|
| JOB NO. BROWN    |
| DATE: 2020-10-19 |
| DRAWN BY: RJS    |
| SCALE: 1" = 50'  |
| REVISIONS        |
| DATE:            |
| DATE:            |
| DATE:            |



**Geomatics of Texas, Inc.**  
*Professional Surveyors*

**450 Fischer Store Rd. Box 75 (830) 237-2001 Phone**  
**Fischer, Texas 78623**  
**RichardSolis.com richard@richardsolis.com**  
**FIRM Registration/License No. 10166000**

