

LEGEND

- IRF - STEEL ROD FOUND
- IRS - 1/2" REBAR SET WITH "POLLOK & SONS" CAP
- CP - CORNER POST
- DD/MM/SS" DIST. - FIELD (DD/MM/SS" DIST.) - RECORD
- x - BARBED WIRE FENCE
- ⊕ POWER/UTILITY POLE
- ⊙ WATER WELL/WATER METER (AS NOTED)
- ⊙ SEPTIC TANK
- O — CHAIN LINK FENCE
- II — WOOD PRIVACY FENCE
- — PROPOSED DRIVEWAY LOCATION

SURVEYOR NOTES:

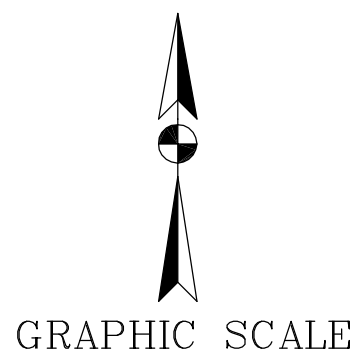
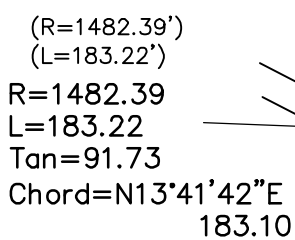
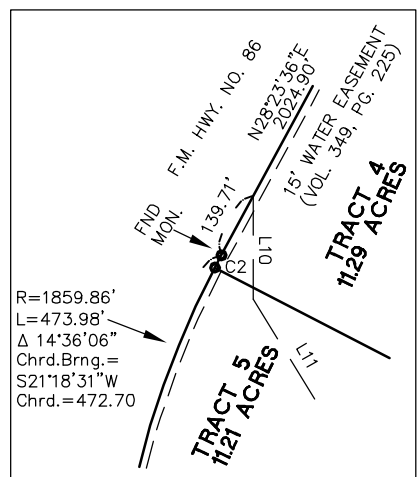
- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- 2.) RECORDS WERE NOT RESEARCHED FOR EASEMENTS ON THIS TRACT OF LAND.
- 3.) THE BASIS OF THE BEARING SYSTEM IS NAD83 TEXAS SOUTH CENTRAL.
- 4.) THIS PLAT WAS PREPARED FOR DOUBLE R VENTURES, LP. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
- 5.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK. THE SURVEYOR ASSUMES NO LIABILITY FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.
- 6.) 1/2" REBAR WITH A "POLLOK & SONS" CAP SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

JASPER GILBERT SURVEY
ABSTRACT NO. 113

RESIDUE OF
DOUBLE R VENTURES, LP
LAND
DOC. # 2020-001417
RESIDUE PER DEED
419.073 ACRES

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S62°44'11"E	104.20	L57	N69°36'08"W	22.50
L2	S48°02'46"E	38.04	L58	S32°20'21"E	36.88
L3	S48°02'46"E	12.68	L59	S37°28'16"E	57.31
L4	S62°44'11"E	105.19	L60	S44°39'28"E	56.48
L5	S62°09'27"W	108.18	L61	N52°40'58"W	85.03
L6	S52°16'44"E	106.10	L62	N71°35'05"W	38.18
L7	S43°15'44"E	284.46	L63	N88°55'23"W	282.90
L8	N28°23'36"E	50.01	L64	S85°15'21"W	49.93
L9	N28°23'36"E	153.20	L65	N28°19'08"W	38.64
L10	S00°03'17"W	215.04	L66	S57°59'02"W	65.94
L11	S31°24'35"E	244.84	L67	S31°43'16"E	475.20
L12	S51°26'44"E	399.09	L68	S33°19'57"E	292.90
L13	S21°04'00"W	229.75	L69	S43°46'33"W	493.73
L14	S32°35'52"E	324.45	L70	S49°06'27"E	133.75
L15	S47°16'48"E	769.91	L71	N47°06'04"E	376.14
L16	N49°02'45"E	181.10	L72	S18°08'46"E	387.17
L17	N47°16'48"W	750.61	L73	S27°33'46"W	352.18
L18	N20°17'51"E	147.79	L74	N62°26'14"W	135.76
L19	N33°19'16"W	285.40	L75	S27°33'49"W	739.41
L20	N26°21'15"W	266.17	L76	S61°40'34"E	462.24
L21	N56°25'50"W	282.25	L77	N28°27'13"E	1864.66
L22	N29°34'47"W	142.90	L78	S77°35'54"W	233.00
L23	N00°01'18"W	187.44	L79	N38°35'59"W	300.86
L24	N16°42'02"E	284.90	L80	N42°55'41"W	499.69
L25	N09°45'48"W	102.40	L81	N43°48'58"E	275.08
L26	N05°38'33"E	269.05	L82	N46°37'28"W	346.92
L27	N10°59'01"E	269.47	L83	S38°32'55"W	159.19
L28	N32°43'46"W	622.77	L84	N42°55'41"W	340.55
L29	S42°16'55"W	523.03	L85	N27°33'46"E	604.05
L30	S38°05'37"E	264.45	L86	N47°06'04"E	63.46
L31	N60°17'24"E	163.31	L87	S27°33'46"W	550.21
L32	S25°20'26"E	171.10	L88	S43°46'33"W	274.17
L33	S69°21'02"W	91.19	L89	S62°38'43"E	201.04
L34	S17°13'59"E	169.91	L90	S62°38'43"E	158.16
L35	N75°13'04"E	115.33	L91	S18°08'46"E	346.97
L36	S05°47'15"W	370.72	L93	S38°20'42"W	851.98
L37	S06°16'35"E	177.53	L94	S62°10'51"E	62.01
L38	S30°42'41"E	254.91	L95	N07°27'57"W	118.89
L39	S63°51'11"E	20.65	L96	S27°17'50"W	902.01
L40	S70°22'41"W	138.91	L97	S27°17'50"W	366.82
L41	N83°39'59"W	809.50	L98	S80°54'24"E	560.49
L42	S11°10'00"W	126.69	L99	N83°39'59"W	254.26
L43	S80°54'24"E	772.92	L100	S27°27'59"W	155.03
L44	S03°52'20"W	43.44	L101	S27°27'59"W	146.31
L45	S84°06'29"E	195.16	L102	N47°16'48"W	52.61
L46	S14°10'17"E	140.61	L103	N27°17'58"E	142.08
L47	S36°17'27"W	287.45	L104	N27°17'58"E	186.72
L48	S07°27'57"E	357.24	L105	N47°16'48"W	168.29
L49	S38°20'42"W	1072.82	L106	S27°10'51"W	186.83
L50	S62°34'38"E	203.64	L107	S27°10'51"W	155.97
L51	N38°20'56"E	1090.82	L108	S47°16'48"E	460.11
L52	N07°27'57"W	360.02	L109	N28°23'36"E	457.99
L53	N36°17'27"E	236.05	L110	N28°23'36"E	265.71
L54	N03°20'20"E	209.45	L111	S34°03'27"E	100.30
L55	N58°55'59"E	171.27	L112	N10°12'12"E	107.12
L56	N76°32'37"W	23.67	L113	S79°47'48"E	70.00
			L114	S10°12'12"W	178.95

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	444.71	1859.86	N20°51'28"E	443.65
C2	29.27	1859.86	N28°09'31"E	29.27



REFERENCE: DOC. # 2020-001417 - DEED

SURVEY PLAT AND PARTITION OF 232.10 ACRES OF LAND OUT OF THE JASPER GILBERT SURVEY, ABSTRACT 113, CALDWELL COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO DOUBLE R VENTURES LP IN THE DEED OF RECORD IN DOCUMENT 2020-001417 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF CALDWELL
I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION
THIS 4TH DAY OF AUGUST, 2021 A.D.
LARRY J. POLLOK
R.P.L.S. NO. 5186
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JOB NO. 21-0325

BEE CREEK RANCH

PARTITION SURVEY

LARRY J. POLLOK
PROFESSIONAL LAND SURVEYOR
5186

POLLOK & SONS SURVEYING, INC.
FIRM NO. 10052700
FLORESVILLE, TEXAS
(830) 393-4770

SCALE
DRAWN BY
TRACED BY
CHECKED BY
JOB NO
SHEET 1 OF 1