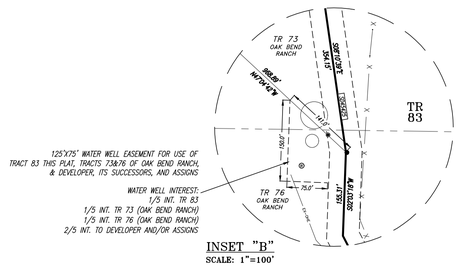
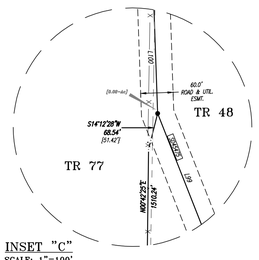
RIVERVIEW ENTERPRISES, LTD

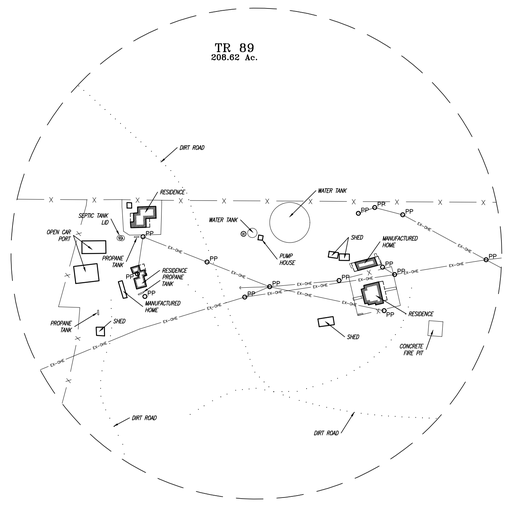
NEWBY HILLS RANCH



INSET "B"
SCALE: 1"=100'



INSET "C"
SCALE: 1"=100'



INSET "A"
SCALE: 1"=100'

N

GRID

0 500 1000
250 750

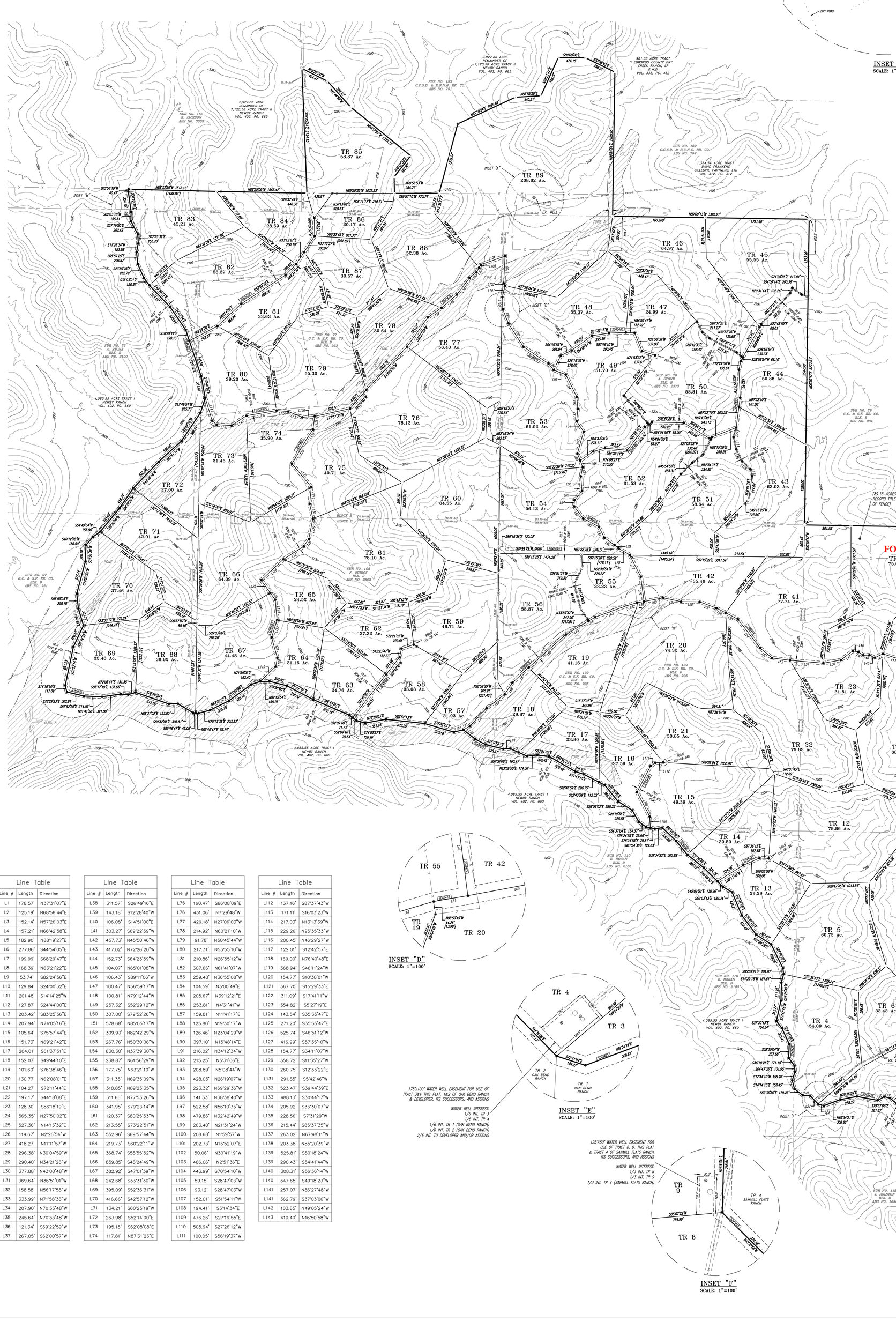
SCALE: 1"=500'

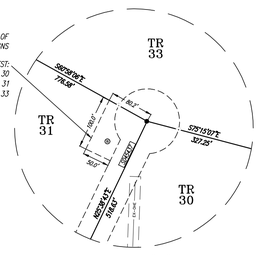
LEGEND

- FOUND 1/2" IRON ROD WITH CAP "BUSHONG"
- FOUND ROCK MOUND
- SET 5/8" REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "WES 10194410"
- SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "WES RPLS 5907"
- SET 5/8" REBAR WITH 1" PLASTIC CAP STAMPED "WES RPLS 5907"
- WELL

(COURSE VALUE PER RECORD PATENT SURVEY OR DEED D.R.E.C.T.)
[DISTANCES TO EASEMENT]

APPROX. PATENT LINE
PROPERTY LINE
ADJOINER PROPERTY LINE (¶)
TRACT LINE
CONTOUR LINES — 1700
EASEMENT LINE
WIRE FENCE LINE — X —
OVERHEAD ELECTRIC LINE — ELEC —
APPROX. FLOODPLAIN "ZONE A"





INSET "E"
SCALE: 1"=100'

INSET "D"
SCALE: 1"=100'

175'x100' WATER WELL EASEMENT FOR USE OF TRACT 3&4 THIS PLAT, 1&2 OF OAK BEND RANCH, & DEVELOPER, ITS SUCCESSORS, AND ASSIGNS

WATER WELL INTEREST:
1/6 INT. TR 3
1/6 INT. TR 4
1/6 INT. TR 1 (OAK BEND RANCH)
1/6 INT. TR 2 (OAK BEND RANCH)
2/6 INT. TO DEVELOPER AND/OR ASSIGNS

INSET "E"
SCALE: 1"=100'

125'X50' WATER WELL EASEMENT FOR USE OF TRACT 8, 9, THIS PLAT & TRACT 4 OF SAWMILL FLATS RANCH, ITS SUCCESSORS, AND ASSIGNS

WATER WELL INTEREST:
1/3 INT. TR 8
1/3 INT. TR 9
1/3 INT. TR 4 (SAWMILL FLATS RANCH)

INSET "F"
SCALE: 1"=100'

Line Table		
Line #	Length	Direction
L1	178.57'	N37°31'07"E
L2	125.19'	N68°56'44"E
L3	152.14'	N57°26'03"E
L4	157.21'	N66°42'58"E
L5	182.90'	N88°19'27"E
L6	277.86'	S44°54'05"E
L7	199.99'	S68°29'47"E
L8	168.39'	N63°21'22"E
L9	53.74'	S82°24'56"E
L10	129.84'	S24°00'32"E
L11	201.48'	S14°14'25"W
L12	127.87'	S24°44'00"E
L13	203.42'	S83°25'56"E
L14	207.94'	N74°05'16"E
L15	105.64'	S75°57'44"E
L16	151.73'	N69°21'42"E
L17	204.01'	S61°37'51"E
L18	152.07'	S49°44'10"E
L19	101.60'	S76°38'46"E
L20	130.77'	N62°08'01"E
L21	104.27'	S72°11'44"E
L22	197.17'	S44°18'08"E
L23	128.30'	S86°18'19"E
L24	565.35'	N27°50'02"E
L25	527.36'	N14°13'32"E
L26	119.67'	N2°26'54"W
L27	418.27'	N11°11'57"W
L28	296.38'	N30°04'59"W
L29	290.40'	N34°21'28"W
L30	377.88'	N43°00'48"W
L31	369.64'	N36°51'01"W
L32	158.58'	N56°17'58"W
L33	333.99'	N71°58'38"W
L34	207.90'	N70°33'48"W
L35	245.64'	N70°33'48"W
L36	121.34'	S69°22'59"W
L37	267.05'	S62°00'57"W

Line Table		
Line #	Length	Direction
L38	311.57'	S26°49'16"E
L39	143.18'	S12°28'40"W
L40	106.08'	S14°51'00"E
L41	303.27'	S69°22'59"W
L42	457.73'	N45°50'46"W
L43	417.02'	N72°26'20"W
L44	152.73'	S64°23'59"W
L45	104.07'	N65°01'08"W
L46	106.43'	S89°11'06"W
L47	100.47'	N56°59'17"W
L48	100.81'	N79°12'44"W
L49	257.32'	S52°29'12"W
L50	307.00'	S79°52'26"W
L51	578.68'	N85°05'17"W
L52	309.93'	N82°42'29"W
L53	267.76'	N50°30'06"W
L54	630.30'	N37°39'30"W
L55	238.87'	N61°56'29"W
L56	177.75'	N63°21'10"W
L57	311.35'	N69°35'09"W
L58	318.85'	N89°25'35"W
L59	311.66'	N77°53'26"W
L60	341.95'	S79°23'14"W
L61	120.37'	S80°25'53"W
L62	213.55'	S73°22'51"W
L63	552.96'	S69°57'44"W
L64	219.73'	S60°22'11"W
L65	368.74'	S58°55'52"W
L66	859.85'	S48°24'49"W
L67	382.92'	S47°01'39"W
L68	242.68'	S33°31'30"W
L69	395.09'	S52°36'31"W
L70	416.66'	S42°57'12"W
L71	134.21'	S60°25'19"W
L72	263.98'	S52°14'00"E
L73	195.15'	S62°08'08"E
L74	117.81'	N87°31'23"E

Line Table		
Line #	Length	Direction
L75	160.47'	S66°08'09"E
L76	431.06'	N7°29'48"W
L77	429.18'	N27°06'03"W
L78	214.92'	N60°21'10"W
L79	91.78'	N50°45'44"W
L80	217.31'	N53°55'10"W
L81	210.86'	N26°55'12"W
L82	307.66'	N61°41'07"W
L83	259.48'	N36°55'08"W
L84	104.59'	N3°00'49"E
L85	205.67'	N39°12'21"E
L86	253.81'	N4°31'41"W
L87	159.81'	N11°41'17"E
L88	125.80'	N19°30'17"W
L89	126.46'	N23°04'29"W
L90	397.10'	N15°48'14"E
L91	216.02'	N34°12'34"W
L92	215.25'	N5°31'06"E
L93	208.89'	N5°08'44"W
L94	428.05'	N26°19'07"W
L95	223.32'	N69°29'36"W
L96	141.33'	N38°38'40"W
L97	522.58'	N56°10'33"W
L98	479.86'	N32°42'49"W
L99	263.40'	N21°31'24"W
L100	208.68'	N1°59'57"W
L101	202.73'	N13°52'07"E
L102	50.06'	N30°41'19"W
L103	466.06'	N2°51'36"E
L104	443.99'	S70°54'10"W
L105	59.15'	S28°47'03"W
L106	93.12'	S28°47'03"W
L107	152.01'	S51°54'11"W
L108	194.41'	S3°14'34"E
L109	476.26'	S27°19'55"E
L110	505.94'	S27°26'12"W
L111	100.05'	S56°19'37"W

Line Table		
Line #	Length	Direction
L112	137.16'	S87°37'43"W
L113	171.11'	S16°03'23"W
L114	217.03'	N13°13'39"W
L115	229.26'	N25°35'33"W
L116	200.45'	N46°29'27"W
L117	122.01'	S12°42'57"E
L118	169.00'	N76°40'48"E
L119	368.94'	S46°11'24"W
L120	154.77'	S10°38'01"W
L121	367.70'	S15°29'33"E
L122	311.09'	S17°41'11"W
L123	354.82'	S5°27'19"E
L124	143.54'	S35°35'47"E
L125	271.20'	S35°35'47"E
L126	525.74'	S46°51'12"W
L127	416.99'	S57°35'10"W
L128	154.77'	S34°11'07"W
L129	358.72'	S11°35'27"W
L130	260.75'	S12°33'22"E
L131	291.85'	S5°42'46"W
L132	523.47'	S39°44'39"E
L133	488.13'	S30°44'17"W
L134	205.92'	S33°30'07"W
L135	228.56'	S7°31'29"W
L136	215.44'	S85°37'35"W
L137	263.02'	N67°48'11"W
L138	203.38'	N85°20'39"W
L139	525.81'	S80°18'24"W
L140	308.31'	S56°36'14"W
L141	257.07'	N86°27'48"W
L142	103.85'	N49°05'24"W
L143	410.40'	N16°50'58"W

631 WATER STREET
KERRVILLE, TX 78028
830-217-7100
wellbornengineering.com
FIRM ID:18441.0
T.B.P.E.L.S.

WELLBORN ENGINEERING & SURVEYING

PROJECT:	SCALE:	FIELD:	DRAFTING:	CHECKED:
WES: 21-006	1" = 500'	JS/CM	JSM	RSM

LAST FIELD VISIT: 07.29.2021
LAST DRAFT REVISION: 08.13.2021

SHEET NO.
1 of 1