SURVEY PLAT

25' DRAINAGE EASEMENT

LEGAL DESCRIPTION: Being a 25' Drainage Easement out of the Juan Delgado Survey No. 8, Abstract No. 8, Wilson County, Texas and also being out of that certain 1.37 acre tract described in Document No. 109049 of the Official Public Records of Wilson County, Texas; Said 25' Drainage Easement being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in May, 2025:

BEGINNING at a point in the south line of U.S. Highway No. 87 and the north line of said 1.37 acre tract for the east corner hereof and from which a 1/2 inch iron rod found in the south line of U.S. Highway No. 87 for the northeast corner of said 1.37 acre tract bears South 76°20'39" East a distance of 32.03 feet;

THENCE South 16°27'54" West a distance of 134.68 feet over and across said 1.37 acre tract to a point in the southeast line of said 1.37 acre tract for a southeast corner hereof;

THENCE along the common lines of said 1.37 acre tract, the following 2 courses:

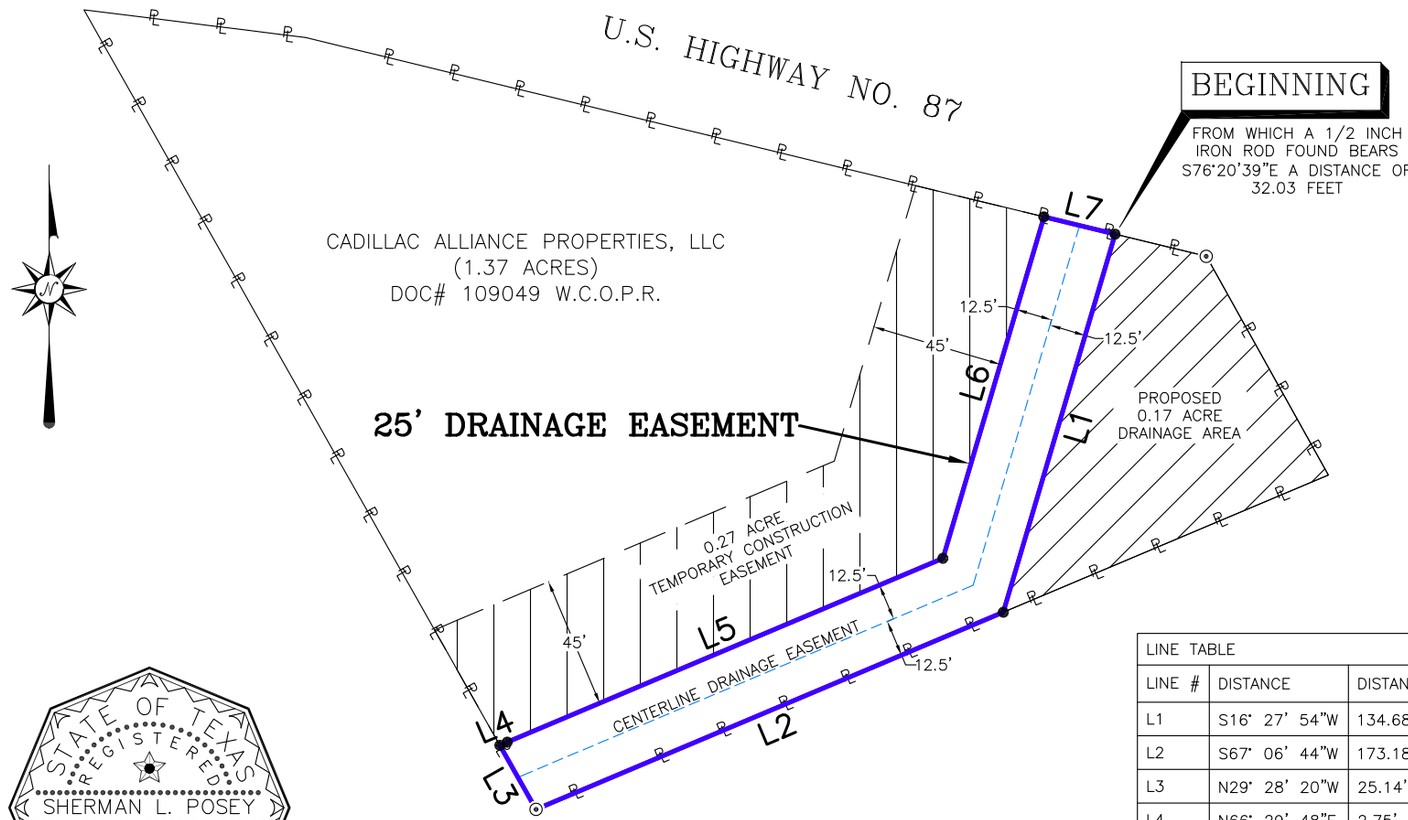
1. South 67°06'44" West a distance of 173.18 feet to a 1/2 inch iron rod found for the south corner hereof;
2. North 29°28'20" West a distance of 25.14 feet to a point for the west corner hereof;

THENCE over and across said 1.37 acre tract, the following 3 courses:

1. North 66°29'48" East a distance of 2.75 feet to a point for a corner hereof;
2. North 67°06'44" East a distance of 161.49 feet to a point for an interior corner hereof;
3. North 16°27'54" East a distance of 121.62 feet to a point in the south line of U.S. Highway No. 87 and the north line of said 1.37 acre tract for the north corner hereof;

THENCE South 76°20'39" East a distance of 25.03 feet along the south line of U.S. Highway No. 87 and the north line of said 1.37 acre tract to the **POINT OF BEGINNING** being a 25' Drainage Easement, and as shown hereon.

JUAN DELGADO SURVEY NO. 8
A-8



LINE TABLE		
LINE #	DISTANCE	DISTANCE
L1	S16° 27' 54"W	134.68'
L2	S67° 06' 44"W	173.18'
L3	N29° 28' 20"W	25.14'
L4	N66° 29' 48"E	2.75'
L5	N67° 06' 44"E	161.49'
L6	N16° 27' 54"E	121.62'
L7	S76° 20' 39"E	25.03'

LEGEND:

- EASEMENT BOUNDARY
- PROPERTY LINE
- SURVEY LINE
- FENCE
- BURIED PIPELINE
- OHE — OVERHEAD ELECTRIC LINE
- UG — UNDERGROUND UTILITY LINE
- W — WATER LINE

P.U.E. – PUBLIC UTILITY EASEMENT
B.L. – BUILDING SETBACK LINE
U.D.E. – UTILITY, DRAINAGE, AND EMBANKMENT/BACKSLOPE EASEMENT
(BRG.–DIST.) RECORD CALL
XXX/XXX VOLUME/PAGE
W.C.P.R. – WILSON COUNTY PLAT RECORDS
W.C.D.R. – WILSON COUNTY DEED RECORDS
W.C.O.P.R. – WILSON COUNTY OFFICIAL PUBLIC RECORDS
W.C.R.P.R. – WILSON COUNTY REAL PROPERTY RECORDS

- POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 120D NAIL FOUND
- IRON PIPE FOUND
- NAIL SET
- 3/8" IRON ROD FOUND
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND

- AS MARKED
- A/C
- ELECTRIC METER
- TELEPHONE PEDESTAL
- SEPTIC
- GAS METER
- WATER WELL
- UTILITY POLE
- FIRE HYDRANT

FILE: 2025\BOUNDARY\WILSON\25-0399 Drainage Easements, Chihuahua (City of La Vernia)

STATE OF TEXAS
REGISTERED
SHERMAN L. POSEY
6433
PROFESSIONAL
LAND SURVEYOR

0' 60' 120' 180'

INTREPID
SURVEYING & ENGINEERING
P.O. Box 1209 • 109 Dilworth Plaza
Poth, TX 78147
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I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

REGISTERED PROFESSIONAL LAND SURVEYOR

06/17/2025
DATE

NOTE:
1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.

4. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "INTREPID"

REFERENCE: CADILLAC ALLIANCE PROPERTIES, LLC
LEGAL DESCRIPTION: BEING A 25' DRAINAGE EASEMENT OUT OF THE JUAN DELGADO SURVEY NO. 8, ABSTRACT NO. 8 WITHIN WILSON COUNTY, TEXAS.

JOB NO. 25-0399 REV. 1
DRAWN BY: ALC FIELD BOOK: 128/30