DODSON
CIVIL GROUP
P.O. BOX 345
DRIPPING SPRINGS, TX. 78620
FIRM # 20870

N
0 60' 120'
SCALE: 1" = 60'

North: 14,005,190.65 ft.
East: 2,266,719.66 ft.

14,004,879.04 ft.
2,265,865.07 ft.

LOT 1 remainder
WERTH SUBDIVISION
Volume 8 Page 351

David Werth
(18.90 Acres)
Special Warranty Deed
Instrument No. 2103120

formally
E.F. Werth Partnership, Ltd
(22.044 Acres) "Tract Nine"
Special Warranty Deed
Volume 1814 Page 644

formally
Fred W. Werth, Jr. and Wife,
Emily M. Werth
(22.044 Acres)
Redemption Deed
Volume 647 Page 205

David Werth
(2.50 Acres)
Special Warranty Deed
Instrument No. 2103120

formally
Wimpy Beard Farms
(72.41 Acres)
Volume 400 Page 131

quarrtzite pollished surface

ASPHALT RD 265

JUAN ROBLEDO SURVEY

CHARLES MOCK SURVEY

Beginning Basis
S05°29'43"W

Rotate Azimuth -0°8'03" to y bearing
to align with State Plane Coordinat

Southeast line of Lot 4

S25°52'00"E 753.22'

31.00'

R24.50'
R55.50'
R40.00'

S76°41'00"W 558.83'
314.63'

242.20'

R2.50'
30.00'
50.00'
100.00'
20.00'
R1.00'

LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 17 remainder
LOT 18
LOT 19
LOT 20 remainder
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26 remainder

BLDG 1 5,000 SF
BLDG 2 5,000 SF
BLDG 3 5,000 SF
BLDG 4 5,000 SF
BLDG 5 5,000 SF
BLDG 6 5,000 SF
BLDG 7 5,000 SF
BLDG 8 5,000 SF
PROPOSED 7,000 SF

Dedication of Easement
Ingress-Egress Easement
Cedar Cove Investments, LP
Volume 4098 Page 234

approximate location
of pipeline

H&H TILE AND
PLASTER OF AUSTIN, LTD
Tract 3
(1.00 Acres)
Volume 5427 Page 867

CEDAR COVE INVESTMENTS, L.P.
(1.69 Acre)
Volume 4098 Page 244

30' wide
Shared Access
Driveway Easement

WILDWOOD HILLS SUBDIVISION
AMENDED
Volume 1 Page 120

WILDWOOD HILLS SUBDIVISION
AMENDED
Volume 1 Page 120

current right-of-way line

RANCH ROAD 12

Know what's below.
Call before you dig.

PREPARED FOR:

No.	DATE	DESCRIPTION

NYGARD - TERRASCENNA
MIRELA ANNE ROAD
DRIPPING SPRINGS, TEXAS 78620

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Date:	
Check by:	AWD
Drawn By:	MBS
Sheet No.	09 of 15
Project No.	