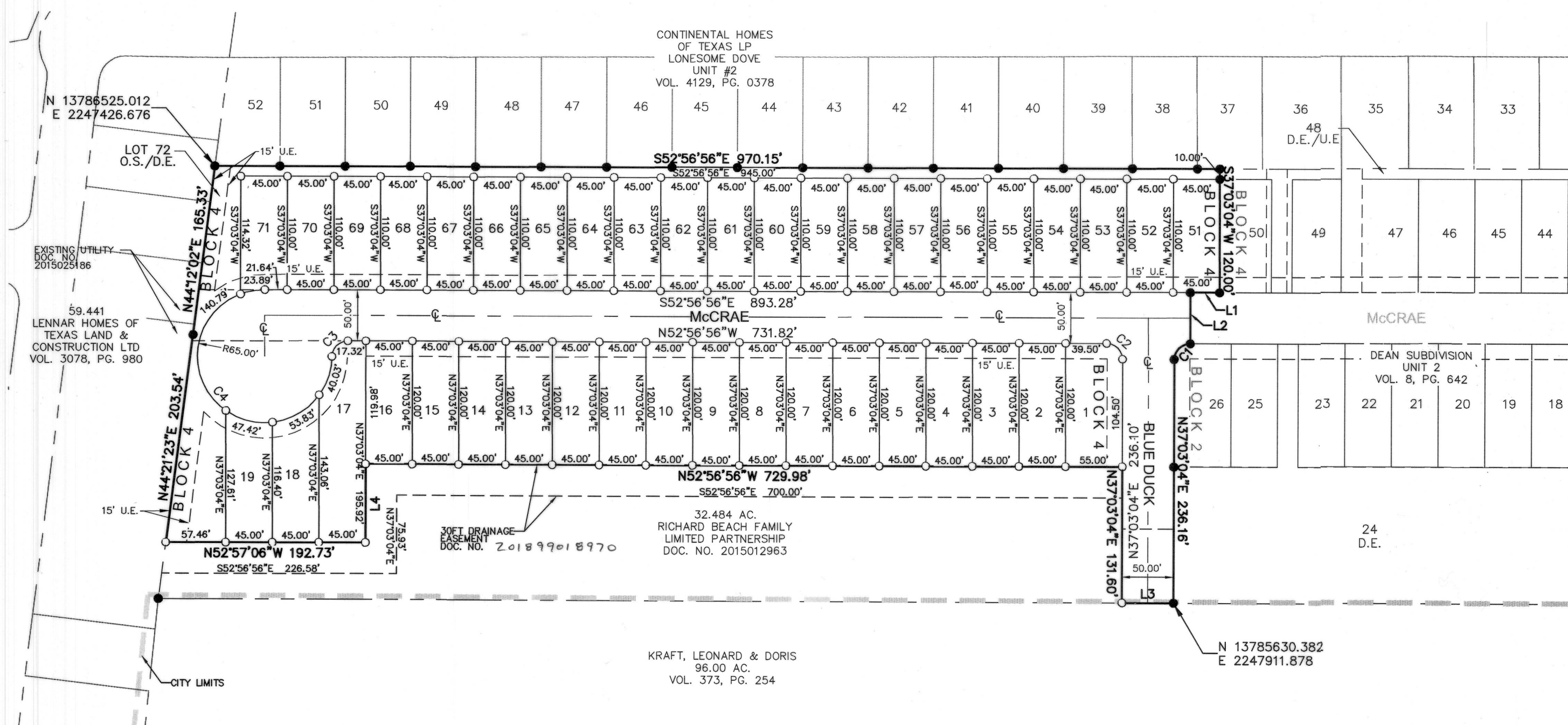
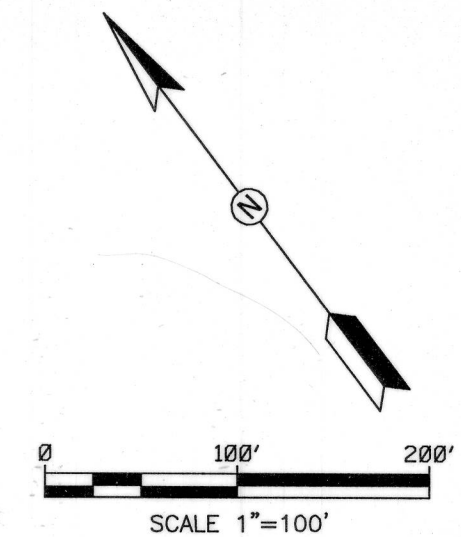


FINAL PLAT ESTABLISHING
DEAN SUBDIVISION UNIT 3

BEING 6.828 ACRES OF LAND SITUATED IN THE SARAH DEWITT SURVEY, ABSTRACT NO. 103, GUADALUPE COUNTY, TEXAS, AND
BEING PART OF A 32.484 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 1956, PAGE 716 OF THE OFFICIAL PUBLIC
RECORDS OF GUADALUPE COUNTY, TEXAS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.37'	N52°56'56"W
L2	50.00'	S37°03'04"W
L3	50.00'	N52°52'49"W
L4	75.94'	S37°04'07"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	24.35'	15.50'	90°00'09"	15.50'	21.92'	S82°03'09"W
C2	24.35'	15.50'	90°00'00"	15.50'	21.92'	N07°56'56"W
C3	24.25'	15.50'	89°38'37"	15.40'	21.85'	S82°13'45"W
C4	305.95'	65.00'	269°41'09"	65.36'	92.17'	N07°44'58"W



LEGEND:
P.O.B. = POINT OF BEGINNING
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
O.S. = OPEN SPACE LOT
○ = 1/2" IRON PIN SET
● = IRON PIN FOUND

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