(55' R.O.W.)

(SEE SURVEYOR'S NOTE)

(DIRECTIONAL CONTROL LINE)
S 47°50'22" E - 100.58'

CUT "X" SET IN CONCRETE SIDEWALK

25.00' 25.00' 50.58'
5' SIDEWALK EASEMENT

VISTA COVE DRIVE
(50' R.O.W.)

147.58'
S 42°33'48" W - 147.76'
147.93'
15' UTILITY EASEMENT
COMMON AREA & DRAINAGE EASEMENT

S 42°36'20" W - 120.43'

LOT 1 LOT 2

BLOCK 1
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D.R.M.C.T.

T.J. CHAMBERS GRANT
ABSTRACT 7
WACO, MCLENNAN COUNTY, TEXAS

LOT 7, BLOCK 1
DOC AND LADDY'S ADDITION
M.C.C.D. 2012007251
O.P.R.M.C.T.

3/8" IRON ROD FOUND
S 47°31'07" E - 159.85'
3/8" IRON ROD FOUND
60.77' 83.99' 15.09'

S 42°36'20" W - 62.56'
34.46'
1/2" IRON ROD FOUND
S 47°31'07" E - 200.39'
1/2" IRON ROD WITH CAP STAMPED "LETH 3879" FOUND
124.83' 75.56'

BLOCK 1

S 47°26'12" E - 74.00'
37.00' 37.00'
LOT 1 LOT 2
N 42°33'48" E - 60.00'
60.00'
N 47°26'12" W - 74.00'
37.00' 37.00'
20.88' 28.07' 28.10'
10.00' 15.04'
LOT 3 LOT 4
S 42°33'48" W - 60.00'
S 42°33'48" E - 60.00'
N 42°33'48" W - 60.00'
10.00'
22.07'
15.00'
10' UTILITY EASEMENT
185.13'

25' DRAINAGE EASEMENT
M.C.C.D. 2012007251
O.P.R.M.C.T.

L=98.84' C-1
L=117.91' C-7
L=13.55' C-12
L=58.24' C-6
L=94.25' C-8
L=34.98' C-5
L=98.84' C-2
L=74.13' C-11
L=42.36' C-16
L=15.71' C-13
L=15.71' C-15
L=15.71' C-14
L=54.98' C-3
L=94.25' C-10
L=54.98' C-4
L=94.25' C-9

138.39'
N 42°33'48" E - 569.72'

VISTA COVE DRIVE
N 47°26'12" W - 185.13'
(50' R.O.W.)

BLOCK 1
13.35' S 47°26'12" E - 60.00'
LOT 24
LOT 23
LOT 22
LOT 21
37.00' 37.00'
N 42°33'48" E - 74.00'
S 42°33'48" W - 74.00'
60.00'
158.00'
10.00' 16.65'
N 47°26'12" W - 60.00'
S 47°26'12" E - 60.00'
10' UTILITY EASEMENT
105.97'
13.35' N 47°26'12" W - 60.00'

22.28' 30.14' S 47°26'12" E - 60.00'
BLOCK 2
LOT 1 LOT 2
LOT 3 LOT 4
LOT 8 LOT 7
LOT 6 LOT 5
37.00' 37.00'
N 42°33'48" E - 74.00'
S 42°33'48" W - 74.00'
60.00'
31.97'
64.00'
15.00'
10.00'
N 47°26'12" W - 60.00'
S 47°26'12" E - 60.00'
5.00'
30.14'
10' X 10' UTILITY EASEMENT
S 42°33'48" W - 105.97'
N 42°33'48" E - 138.00'
COMMON AREA & DRAINAGE EASEMENT

3700-3702 Vista Cove Dr.
2596 A/B
3704-3706 Vista Cove Dr.
2596 C/D
2596 E/F
2596 G/H
3728-3730 Vista Cove Dr.
3732-3734 Vista Cove Dr.

VISTA COVE DRIVE
S 47°26'12" E - 160.14'
(50' R.O.W.)

COMMON AREA & DRAINAGE EASEMENT

BLOCK 1
LOT 5 LOT 6
LOT 7 LOT 8
LOT 9 LOT 10
37.00' 37.00'
N 42°33'48" E - 74.00'
S 42°33'48" W - 74.00'
60.00'
84.00'
138.00'
158.00'
10' UTILITY EASEMENT
15.00' 15.52'
S 47°26'12" E - 60.00'
15.14'
10.00' 15.32'
N 47°26'12" W - 60.00'
28.99' 14.96'

3737-3739 Vista Cove Dr.
2596 E/F
3733-3735 Vista Cove Dr.
2596 C/D
3729-3731 Vista Cove Dr.
2596 A/B

S 42°41'43" W - 388.36'

95.37'
S 36°13'56" E - 74.00'
37.00' 37.00'
N 53°46'04" E - 60.00'
S 53°46'04" W - 60.00'
LOT 20 LOT 19
60.00'
3709-3711 Vista Cove Dr.
2596 A/B
15.00'
N 36°13'56" W - 74.00'
30.37'
17.33'
87.34'
12.48'
9.51'
10.05'
S 47°26'12" E - 74.00'
LOT 18 LOT 17
LOT 16 LOT 15
LOT 14 LOT 13
N 42°33'48" E - 60.00'
S 42°33'48" W - 60.00'
10.00'
15.64'
15.40'
15.37'
74.00'
N 47°26'12" W - 74.00'
160.14'
10' UTILITY EASEMENT
15.00'
28.99'
10.07'
3721-3723 Vista Cove Dr.
2596 A/B
15.14'
15.11'
14.88'
20.78'
74.00'
N 87°33'48" E - 57.99'

BLOCK 1
S 57°43'21" E - 74.00'
37.00' 37.00'
N 32°16'39" E - 60.00'
S 32°16'39" W - 60.00'
LOT 12 LOT 11
3725-3727 Vista Cove Dr.
2596 G/H
N 57°43'21" W - 74.00'
102.29'
28.92'
16.02'
87.69'

N 46°33'38" W - 99.82'
1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET
N 47°36'58" W - 359.99'
1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET

LOTS 3 & 4, BLOCK 1
BEN SHINN ADDITION
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D.R.M.C.T.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
J. A. Andy Harwell