

~ LEGEND ~

⊙ Denotes 5/8" iron rod found for Property Corner, unless otherwise noted.

⊕ Denotes Type I Concrete Highway Monument found for Property Corner, unless otherwise noted.

--- Wire Fence

--- Electric

--- Patent Line

(M) Measured Distance

(R) Recorded Distance

NOTE: The survey drawing and all accompanying documents are the property of South Texas Geomatics & Stacy L. Little, R.P.L.S. and may not be used for any purpose unless paid for at or before the scheduled closing. Any use of the survey drawing and any accompanying documents shall be considered a theft of services and dealt with accordingly.

Certification Note: This survey as prepared has my signature in blue ink and my seal embossed along with my ink seal overlaying the embossed seal. If this survey plat and/or attached description does not have these three conditions fulfilled, it is a copy and may have been altered. South Texas Geomatics and Stacy L. Little, R.P.L.S. No. 6163 assume no responsibility for copies.

RESTRICTIONS: Choke Canyon Acres, Phase I, recorded in Volume 375, Page 393 et seq. of the Deed Records of Live Oak County, Texas, states in Section 6 that "All owners will enter or exit their Tract/Tracts on the streets and/or roads provided within Choke Canyon Acres. No private entrance from an Owner's Tract/Tracts onto Highway 72 will be permitted." This would leave Lot 2 in Block 5 without ingress or egress to a right-of-way. This also makes the setback lines for Lot Nos. 1-2 more difficult to ascertain. No setback lines have been shown for Lot Nos. 1-2.

PLAT SHOWING A SURVEY OF LOT NOS. 1-6, BLOCK 5, CHOKE CANYON ACRES PHASE NO. 1 SUBDIVISION, AS PER PLAT RECORDED IN VOLUME 3, PAGE 84 OF THE PLAT RECORDS OF LIVE OAK COUNTY, TEXAS. LOT NOS. 1-3, BLOCK 5 BEING CONVEYED TO WILLIAM O. APPELT AND WIFE, DONNA L. APPELT BY WARRANTY DEED DATED MARCH 3RD, 2004, RECORDED IN VOLUME 1, PAGE 472 ET SEQ. OF THE OFFICIAL RECORDS OF LIVE OAK COUNTY, TEXAS. LOT NOS. 4-6, BLOCK 5 BEING CONVEYED TO WILLIAM APPELT BY QUITCLAIM DEED DATED DECEMBER 14TH, 2006, RECORDED IN VOLUME 76, PAGE 511 ET SEQ. OF THE OFFICIAL RECORDS OF LIVE OAK COUNTY, TEXAS. SAID LOTS BEING WITHIN THE THOMAS HENRY SURVEY NO. 2, ABSTRACT NO. 14, LIVE OAK COUNTY, TEXAS.



SCALE 1"=100'

100 50 0 100 200

Basis of Bearings

Being derived from GPS observations in the Texas State Plane Coordinate System, NAD 1983 South Central Zone, made on February 20th, 2018. All distances are ground distances in U. S. Survey feet.

Surveyor's Note: No Survey was made to reestablish Patent Survey Lines and or Corners. Those shown hereon are approximate, unless otherwise noted.

Surveyor's Note: This plat represents a boundary survey only. Easements, right-of-ways & improvements that were visible on the ground have been shown. Always use the Texas One Call System or www.texas811.org, before performing any excavations.

Note 1: Further conveyances of M. E. Smith and wife, Lena M. Smith - called 3.00 acres:

~ Ben L. Smith, Donna L. Appelt & Janis L. Dean - Vol. 316, Pg. 48 Official Records of Live Oak County, Texas.

~ William O. Appelt and Donna L. Appelt - Vol. 323, Pg. 798 Official Records of Live Oak County, Texas.

~ William O. Appelt and Donna L. Appelt - Vol. 323, Pg. 802 Official Records of Live Oak County, Texas.

~ William O. Appelt - Vol. 327, Pg. 681 Official Records of Live Oak County, Texas.

Note 2: There is a slightly increasing gap between the northeast boundary of Choke Canyon Acres and the southwest boundary of the 8.77 acre & 4.00 acre Appelt tracts. Beginning at the south corner of the 8.77 acre tract, being the east corner of Lot No. 55, Block 3, the boundaries separate forming an elongated oval until they intersect each other on the northeast boundary of Lot No. 3, Block 5, where the boundaries now overlap each other forming another elongated oval continuing along until they meet again at the southeast right-of-way of State Highway No. 72.

Keith Lawrence
Called 8.22 Acres
Volume 173, Page 663
Official Records of
Live Oak County, Texas

Crown Financial, L.L.C.
Tract 3: Called 20.212 Acres
Volume 363, Page 443
Official Records of
Live Oak County, Texas

Javon, LTD.
Called 728.98 Acres
Volume 143, Page 62
Official Records of
Live Oak County, Texas

Jason L. House and
Joshua L. House
Called 558.45 Acres
Volume 272, Page 817
Official Records of
Live Oak County, Texas

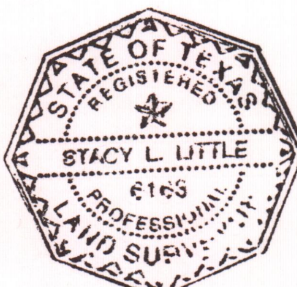
CHAS. F. SIMMONS NUECES
RIVER FARM SUBDIVISION
Volume 1, Page 234 et seq.
Plat Records of
Live Oak County, Texas

LINE TABLE		
LINE	BEARING	DISTANCE (M)
L1	N 24°47'52" W	218.75'
L2	N 24°30'56" W	60.78'
L3	N 24°32'26" W	172.93'
L4	N 24°33'36" W	112.10'
L5	N 24°34'50" W	111.95'
L6	N 24°25'55" W	112.00'
L7	N 24°32'39" W	111.78'
L8	N 24°36'51" W	224.22'
L9	S 65°24'41" W	194.18'
L10	S 24°30'11" E	224.12'
L11	S 24°29'33" E	111.99'
L12	S 24°31'03" E	112.16'
L13	S 24°35'18" E	111.90'
L14	S 24°29'00" E	111.81'
L15	S 24°33'13" E	144.55'
L16	N 73°44'08" E	196.70'
L17	S 65°26'15" W	194.68'
L18	S 65°21'07" W	194.53'
L19	S 65°20'11" W	194.55'
L20	S 65°22'51" W	194.72'
L21	S 65°26'32" W	194.62'
L22	N 24°33'31" W	224.17'
L23	N 24°36'02" W	626.69' (M)
	N 24°35' W	626.13' (R)

SOUTH TEXAS GEOMATICS
Land Surveying & Mapping

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I, Stacy L. Little, Registered Professional Land Surveyor, do hereby certify that this survey was this day made on the ground of the property legally described hereon, (or on the attached sheets) under my supervision and professional diligence. This plat to be attached and made a part of the accompanying description.

SHEET 1 OF 1
SCALE 1"=100'
DATE 3/22/18
J.O. # 20180006D

	DATE	BY
FIELD WORK	3/22/18	S.L.L.
DRAFTING	3/22/18	S.L.L.
FINAL CHECK	3/22/18	S.L.L.
UP DATE		
REVISED		