(158.3 ACRES)
TRACT 1
452/1038 M.C.O.P.R.

(200.2 ACRES)
160/116 M.C.D.R.

(177.5 ACRES)
TRACT 2
452/1038 M.C.O.P.R.

(WITH CONTOUR LINE ELEVATION 1743.0')

BRADY LAKE

(WITH CONTOUR LINE ELEVATION 1743')

1743 FOOT ELEVATION LINE AS DERIVED FROM U.S. COAST & GEODETIC SURVEY REFERENCE MARK "AZ1 BRADY 1935"

(WITH CONTOUR LINE ELEVATION 1743')

1743 FOOT ELEVATION LINE AS DERIVED FROM U.S. COAST & GEODETIC SURVEY REFERENCE MARK "AZ1 BRADY 1935"

(1325.2 ACRES)
FIRST TRACT
160/36 M.C.O.P.R.

BRADY LAKE

CONCRETE MONUMENT FOUND AT THE RECORD ELEVATION 1743 FEET (NAVD 88 ELEVATION 1743.39 FEET)

HEINRICH WELGE SURVEY NO. 313
ABSTRACT NO. 1430

CONCRETE MONUMENT FOUND AT THE RECORD ELEVATION 1743 FEET (NAVD 88 ELEVATION 1744.40 FEET)

DISCONNECTED

(4.998 ACRES)
TRACT ONE
472/688
M.C.O.P.R.

(154.4 ACRES)
FOURTH TRACT
160/36 M.C.O.P.R.

TOTAL OVERALL ACREAGE WITHIN THE 1743 FOOT ELEVATION TO 1762 FOOT ELEVATION AND BOUNDARIES
265.062 ACRES

(154.4 ACRES)
FOURTH TRACT
160/36 M.C.O.P.R.

A PORTION OF
(1325.2 ACRES)
FIRST TRACT
160/36 M.C.O.P.R.

(WITH CONTOUR LINE ELEVATION 1743')

CONCRETE MONUMENT FOUND AT THE RECORD ELEVATION 1743 FEET (NAVD 88 ELEVATION 1744.27 FEET)

BRADY LAKE

1743 FOOT ELEVATION LINE AS DERIVED FROM U.S. COAST & GEODETIC SURVEY REFERENCE MARK "AZ1 BRADY 1935"

(WITH CONTOUR LINE ELEVATION 1743')

HEINRICH THEILE SURVEY NO. 316
ABSTRACT NO. 1354

BRADY LAKE

1743 FOOT ELEVATION LINE AS DERIVED FROM U.S. COAST & GEODETIC SURVEY REFERENCE MARK "AZ1 BRADY 1935"

(1325.2 ACRES)
FIRST TRACT
160/36 M.C.O.P.R.

TOTAL OVERALL ACREAGE WITHIN BOUNDARIES AND 1743 FOOT ELEVATION
480.328 ACRES

A PORTION OF
(1325.2 ACRES)
FIRST TRACT
160/36 M.C.O.P.R.

A PORTION OF
(140.3 ACRES)
SECOND TRACT
160/41 M.C.D.R.

(91.1 ACRES)
FIRST TRACT
160/41 M.C.D.R.

(154.4 ACRES)
FOURTH TRACT
160/36 M.C.O.P.R.

A PORTION OF
(0.1 ACRES)
THIRD TRACT
160/36 M.C.O.P.R.

(1325.2 ACRES)
FIRST TRACT
160/36 M.C.O.P.R.

(1.75 ACRES)
BOAT DOCK TRACT
163/336 M.C.D.R.

(25.0 ACRES)
SIMPSON LAKE CLUB SUB-DIVISION
27/375 M.C.D.R.
164/437 M.C.D.R.

(9.54 ACRES)
PRIVATE PARK TRACT
163/338 M.C.D.R.

T. & N.O. RR. CO.
SURVEY NO. 8
ABSTRACT NO. 1560

(WITH CONTOUR LINE ELEVATION 1762')

1762 FOOT ELEVATION LINE AS DERIVED FROM U.S. COAST & GEODETIC SURVEY REFERENCE MARK "AZ1 BRADY 1935"

(WITH CONTOUR LINE ELEVATION 1762')

1762 FOOT ELEVATION LINE AS DERIVED FROM U.S. COAST & GEODETIC SURVEY REFERENCE MARK "AZ1 BRADY 1935"

(1325.2 ACRES)
FIRST TRACT
160/36 M.C.O.P.R.

1762 FOOT ELEVATION LINE AS DERIVED FROM U.S. COAST & GEODETIC SURVEY REFERENCE MARK "AZ1 BRADY 1935"

(WITH CONTOUR LINE ELEVATION 1762')

GRAY ADDITION TO BRADY LAKE
27/394
M.C.D.R.

GRAY STREET
27/394 M.C.D.R.

LOT 12
LOT 13
LOT 14
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26

BRADY LAKE

1762 FOOT ELEVATION LINE AS DERIVED FROM U.S. COAST & GEODETIC SURVEY REFERENCE MARK "AZ1 BRADY 1935"

(WITH CONTOUR LINE ELEVATION 1762')

1743 FOOT ELEVATION LINE AS DERIVED FROM U.S. COAST & GEODETIC SURVEY REFERENCE MARK "AZ1 BRADY 1935"

(0.1 ACRES)
THIRD TRACT
160/36 M.C.O.P.R.

(WITH CONTOUR LINE ELEVATION 1743')

TOTAL ACREAGE WITHIN THE 1762 FOOT ELEVATION AND BOUNDARIES
92.722 ACRES

(91.1 ACRES)
FIRST TRACT
160/41 M.C.D.R.

HEINRICH WELGE SURVEY NO. 314
ABSTRACT NO. 1431

1762 FOOT ELEVATION LINE AS DERIVED FROM U.S. COAST & GEODETIC SURVEY REFERENCE MARK "AZ1 BRADY 1935"

(WITH CONTOUR LINE ELEVATION 1762')

HEINRICH THEILE SURVEY NO. 315
ABSTRACT NO. 1353

(WITH CONTOUR LINE ELEVATION 1762')

(0.116 ACRES)
TRACT TWO
472/688
M.C.O.P.R.

CENTERLINE OF DIRT ROAD

EDGE OF ASPHALT

FARM TO MARKET HIGHWAY 2028
A.K.A. 17TH STREET

EDGE OF ASPHALT

CULVERT

TOTAL ACREAGE WITHIN THE 1762 FOOT ELEVATION AND BOUNDARIES
117.489 ACRES

A PORTION OF
(140.3 ACRES)
SECOND TRACT
160/41 M.C.D.R.

(140.3 ACRES)
SECOND TRACT
160/41 M.C.D.R.

1762 FOOT ELEVATION LINE AS DERIVED FROM U.S. COAST & GEODETIC SURVEY REFERENCE MARK "AZ1 BRADY 1935"

(WITH CONTOUR LINE ELEVATION 1762')

SIMPSON LAKE CLUB ROAD

EDGE OF ASPHALT

CULVERT

TOTAL ACREAGE BETWEEN THE 1762 FOOT ELEVATION AND BOUNDARIES
4.855 ACRES

(1325.2 ACRES)
160/36 M.C.O.P.R.

BRADY LAKE

FISHER AND MILLER SURVEY NO. 2260
ABSTRACT NO. 275

1743 FOOT ELEVATION LINE AS DERIVED FROM U.S. COAST & GEODETIC SURVEY REFERENCE MARK "AZ1 BRADY 1935"

DETAIL
SCALE: 1" = 60'

CONRAD WELGE SURVEY NO. 300
ABSTRACT NO. 1428

SEE DETAIL

CENTERLINE OF CALICHE ROAD

WATERLINE MANHOLE

TOTAL ACREAGE BETWEEN THE 1762 FOOT ELEVATION AND BOUNDARIES
0.200 ACRES

1762 FOOT ELEVATION LINE AS DERIVED FROM U.S. COAST & GEODETIC SURVEY REFERENCE MARK "AZ1 BRADY 1935"

(WITH CONTOUR LINE ELEVATION 1762')

CULVERT

TOTAL ACREAGE BETWEEN THE 1762 FOOT ELEVATION AND BOUNDARIES
0.814 ACRES

1743 FOOT ELEVATION LINE AS DERIVED FROM U.S. COAST & GEODETIC SURVEY REFERENCE MARK "AZ1 BRADY 1935"

(2.0 ACRES)
SECOND TRACT
160/36 M.C.O.P.R.

FARM TO MARKET HIGHWAY 2028
A.K.A. 17TH STREET

CULVERT

BRADY LAKE

CONCRETE

GUARD RAIL

CONCRETE

GUARD RAIL

EDGE OF ASPHALT

FISHER AND MILLER SURVEY NO. 2262
ABSTRACT NO. 269

BERNHARD BERKEMEYER SURVEY NO. 325
ABSTRACT NO. 140

WOOD STEPS
COVERED WOOD
WOOD PORCH
COVERED CONCRETE
WOOD STEPS
WOOD PORCH
WOOD RAMP
PORTABLE WOOD FRAME CABIN
WOOD FRAME RESTROOMS
COVERED AREA
METAL SHOP
COVERED CONCRETE
CONCRETE
DIVIDER WALL
CONCRETE SEPTIC TANKS

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LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE
- BURIED UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE
- PIPE FENCE CORNER POST FOUND
- WOOD FENCE CORNER POST FOUND
- POINT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 3/8" IRON ROD FOUND
- IRON PIPE FOUND
- 1200 NAIL FOUND
- NAIL SET
- CONCRETE MONUMENT FOUND
- BENCH MARK
- PEDESTAL
- UTILITY POLE
- GUY
- ELECTRIC METER
- BURIED CABLE SIGN
- GAS METER
- AIR CONDITIONER
- AS MARKED
- MAILBOX
- SEWER MANHOLE
- SEWER CLEANOUT
- SEPTIC TANK
- WATER WELL
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- U.E. – UTILITY EASEMENT
- B.L. – BUILDING SETBACK LINE
- (BRG.–DIST.) – RECORD CALL
- P.O.B. – POINT OF BEGINNING
- M.C.P.R. – McCULLOCH COUNTY PLAT RECORDS
- M.C.D.R. – McCULLOCH COUNTY DEED RECORDS
- M.C.O.P.R. – McCULLOCH COUNTY OFFICIAL PUBLIC RECORDS
- M.C.R.P.R. – McCULLOCH COUNTY REAL PROPERTY RECORDS
- 1743' CONTOUR ELEVATION LINE
- 1762' CONTOUR ELEVATION LINE

0' 300' 600' 900'
SCALE: 1" = 300'

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX CENTRAL ZONE 4203.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
3. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
4. A "1/2 INCH IRON ROD SET" IS A 1/2 INCH REBAR WITH PLASTIC CAP MARKED "SEARCHERS RPLS 6275."

PRELIMINARY BOUNDARY SURVEY RELEASED FOR REVIEW.

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND COMPLETED ON MARCH 03, 2022; NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDARIES OF THIS SURVEY.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

03-30-2022
DATE

ABRAHAM J. LEMMONS
REGISTERED PROFESSIONAL LAND SURVEYOR #6275

EXHIBIT PLAT

OF MULTIPLE TRACTS OF LAND AROUND BRADY LAKE IN THE CITY OF BRADY, McCULLOCH COUNTY TEXAS AND BEING OUT OF MULTIPLE SURVEYS IN McCULLOCH COUNTY, TEXAS.

REFERENCE: CITY OF BRADY
JOB NO. 22-5697
BRADY LAKE AREA
REV. 0
DRAWN BY: NJA