



REF.: Remainder of 1954.745 acres, Melody Lumpkin, Mark Hudson, Honey Hudson, and Matt Hudson to Willeke Hudson Limited Partnership, January 12, 2005, Vol. 1175, Pg. 136, OPR



Bearings and distances shown hereon are based on 30.98 acres, Rimrock Development, LLC to West Texas Land Guys San Angelo, LLC, May 12, 2021, Instrument # 202108308, OPR, Tom Green County, Texas.

Bearings and distances hereon are of the Texas Coordinate System Central Zone NAD83.

LEGEND: ● - Found 1/2" Iron Rod
○ - Found 1/2" Iron Rod w/Cap
○ - Set 5/8" Iron Rod w/Cap
● - Point for corner
A - 10' Utility Easement & Building Line
B - 10' Utility Easement
C - 10' Building Line
D - 5' Unobstructed Drainage Easement
E - 10' Unobstructed Drainage Easement
F - 15' Unobstructed Drainage Easement

**Notes: There is a 5' Drainage Easement on all interior side lot lines.

131 Single Family Lots
30.98 Acres Overall
24.41 Acres Single Family
6.23 Acres Street ROW
0.34 acres Tract A

CITY PLANNING COMMISSION
Approved for preliminary purposes this _____ day
of _____, 20____
By: _____
Chairman
By: _____
Secretary

Line Table		
	Bearing	Distance
L1	North 59°30'34" West	37.11'
L2	North 59°30'34" West	20.12'
L3	North 59°30'34" West	15.43'

Curve Table			
	Radius	Length	Angle
C1	20.00'	31.42'	90°00'00"
C2	20.00'	30.58'	87°37'05"
C3	525.00'	21.83'	2°22'59"
C4	525.00'	20.57'	2°14'42"
C5	20.00'	35.60'	102°00'00"
C6	200.00'	40.79'	11°41'05"
C7	525.00'	53.31'	5°49'03"
C8	20.00'	27.09'	77°36'59"
C9	250.00'	74.69'	17°07'07"
C10	250.00'	44.94'	10°17'55"
C11	250.00'	29.76'	6°49'12"
C12	20.00'	33.16'	94°59'34"
C13	20.00'	29.67'	85°00'26"
C14	145.00'	7.61'	3°00'27"
C15	195.00'	24.20'	7°06'40"
C16	145.00'	29.09'	11°29'37"
C17	20.00'	38.52'	110°20'33"
C18	275.00'	7.39'	1°32'21"
C19	1985.00'	6.97'	0°12'04"
C20	20.00'	31.03'	88°54'07"
C21	20.00'	31.82'	91°09'09"

Tract A is not a building site and is reserved as a utility and drainage easement and is not to be used by the public for access

FIFTH REVISED PRELIMINARY PLAT TWIN OAKS ADDITION SOUTHERN PORTION

City of San Angelo, Tom Green County, Texas

OWNER: West Texas Land Guys San Angelo, LLC

DESCRIPTION: Being 30.98 acres out of JS Stooksberry Survey 8, Abstract No. 8108 and JS Stooksberry Survey 8, Abstract No. 8238, Tom Green County, Texas and being out of a 30.98 acre tract as described in Deed from Rimrock Development, LLC to West Texas Land Guys San Angelo, LLC dated May 12, 2021 and recorded as Instrument # 202108308 of the Official Public Records of Tom Green County, Texas.

SURVEYOR'S CERTIFICATE
Know all men by these presents: that I, Blake Wilde, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with the rules for land subdivision by the City Council of the City of San Angelo; and I further certify that the tract of land herein platted lies within the City Limits of the City of San Angelo, Texas, as established by law.

This document is released for the purpose of interim review under the authority of Blake Wilde, Registered Professional Land Surveyor No. 6759 on November 8, 2021.
Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

BLAKE WILDE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6759
WE Wilde Engineering, LLC 5770 FM 765 San Angelo, Texas 76905 325.277.8682 www.wilde-eng.com

TBPLS Firm # 10.193.857