

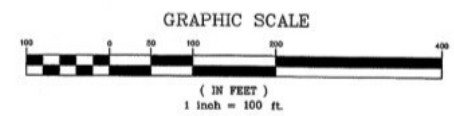
07-3896

- NOTES:
- 1.) FRONT YARD SETBACK MINIMUM OF 25' FROM THE FRONT LOT LINE TO THE CLOSEST STRUCTURAL PROJECTION INCLUDING PORCHES, BUT NOT INCLUDING AWNS, OVERHANGS, PLANTERS OR FIREPLACES.
 - 2.) A PRINCIPLE STRUCTURE SHALL PROVIDE TOTAL SIDE YARDS OF NOT LESS THAN 15' WIDE WITH NOT LESS THAN 5' WIDE ON ONE SIDE. CORNER LOTS SHALL MAINTAIN A MINIMUM SETBACK OF 25' FROM THE SIDE STREET LINE.
 - 3.) A REAR YARD SHALL BE MAINTAINED OF AT LEAST 25' WIDE FROM THE REAR LOT LINE TO THE HIGHEST BUILDING LINE.
 - 4.) A UTILITY AND DRAINAGE EASEMENT MINIMUM OF 15' WIDE ADJACENT TO AND PARALLEL WITH ALL STREET RIGHT OF WAY LINES SHALL BE MAINTAINED.
 - 5.) A UTILITY AND DRAINAGE EASEMENT MINIMUM OF 5' WIDE SHALL BE MAINTAINED ON ALL SIDE LOT LINES.

LEGEND:

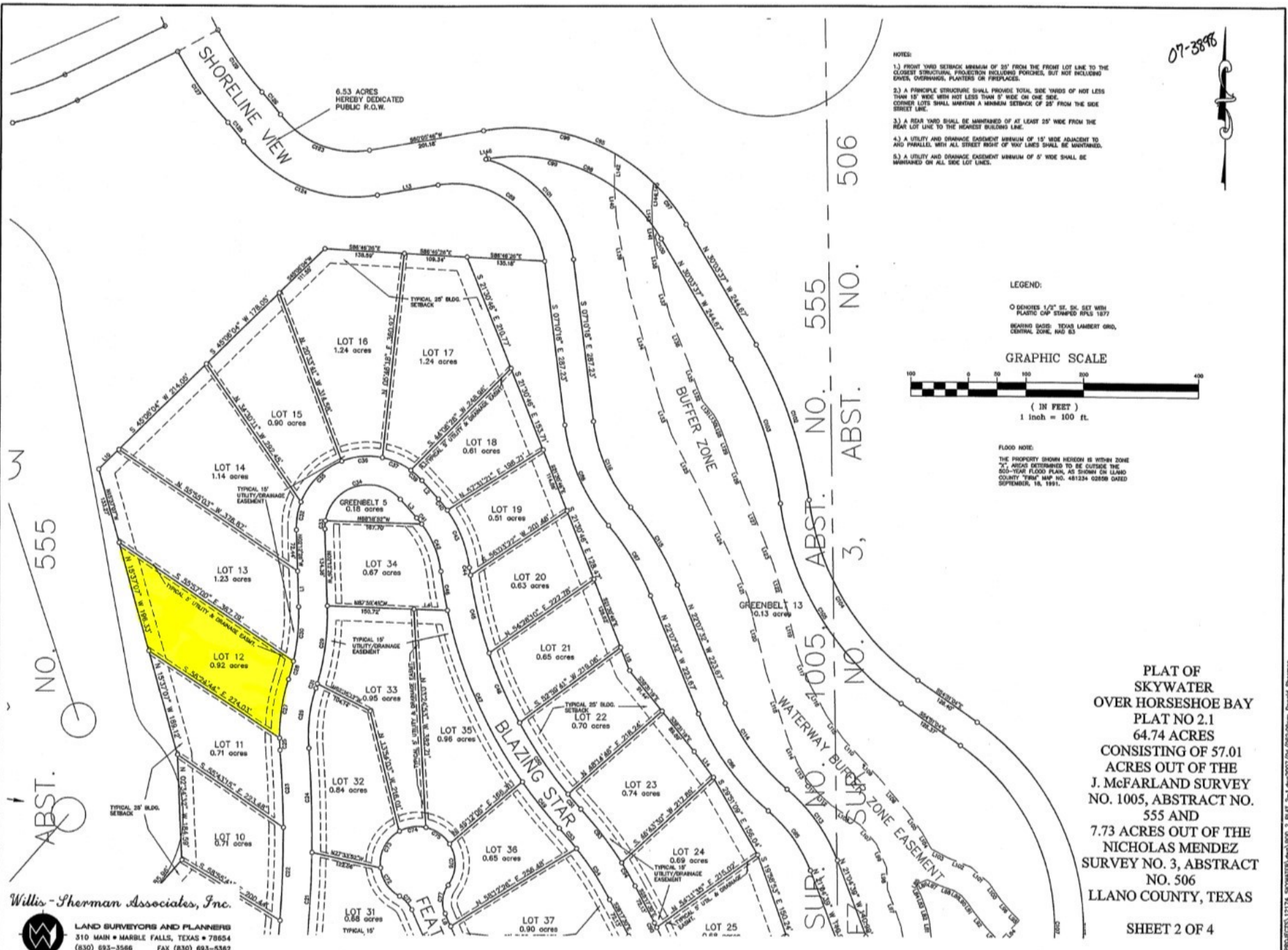
○ DENOTES 1/2" ST. DI. SET WITH PLASTIC CAP STAMPED RPLS 1877

BEARING BASE: TEXAS LAMBERT GRID, CENTRAL ZONE, NAD 83



FLOOD NOTE:

THE PROPERTY SHOWN HEREON IS WITHIN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, AS SHOWN ON LLANO COUNTY "FIRM" MAP NO. 481234 02809 DATED SEPTEMBER, 14, 1981.



PLAT OF
 SKYWATER
 OVER HORSESHOE BAY
 PLAT NO. 2.1
 64.74 ACRES
 CONSISTING OF 57.01
 ACRES OUT OF THE
 J. McFARLAND SURVEY
 NO. 1005, ABSTRACT NO.
 555 AND
 7.73 ACRES OUT OF THE
 NICHOLAS MENDEZ
 SURVEY NO. 3, ABSTRACT
 NO. 506
 LLANO COUNTY, TEXAS

SHEET 2 OF 4

Willis-Sherman Associates, Inc.
 LAND SURVEYORS AND PLANNERS
 310 MAIN • MARBLE FALLS, TEXAS • 78654
 (830) 693-3586 FAX (830) 693-5362

C:\LAND PROJECTIONS\12174 SKYWATER\map\JOB 2 PLAT 2-1.dwg(2007/04/19:22:50pm) D:\msd\sherman