

HI CIRCLE NORTH

BACK OF CURB

(N77°40'12"E
20.14')
N74°35'13"E
19.98'



C1

15' U.E. & D.E.
20' B.S.L.

LOT 34055
HORSESHOE BAY
PLAT NO. 34.1
3/2-P.R.L.C.

LOT 25002
0.36± AC.

(S08°47'15"E
509.51'24"E
117.37')
117.35'
5' B.S.L. U.E. & D.E.

FENCE IS EAST OF LINE

LOT 25001
HORSESHOE BAY
PLAT NO. 25.1
2/75-76-P.R.L.C.

N26°46'40"W
(N25°41'42"W
134.90')
5' B.S.L. U.E. & D.E.

15' B.S.L.
10' U.E. & D.E.

LOT 34051
HORSESHOE BAY
PLAT NO. 34.1
3/2-P.R.L.C.

103.33'
103.37')
S63°47'45"W
(S64°59'03"W

LOT 34052
HORSESHOE BAY
PLAT NO. 34.1
3/2-P.R.L.C.

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	18°34'34"	370.28'	120.05'	119.53'	N72°44'03"E
(C1)		370.28'	120.00'		

LEGEND	
●	1/2" IRON PIN FOUND
.../...	VOLUME/PAGE
P.R.L.C.	PLAT RECORDS LLANO CO.
D.R.L.C.	DEED RECORDS LLANO CO.
O.P.R.R.P.L.C.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY LLANO CO.
O.P.R.L.C.	OFFICIAL PUBLIC RECORDS OF LLANO COUNTY
()	RECORD INFO/SUBJECT
B.S.L.	BLDG. SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
⊗	WATER METER
⊙	ELECTRIC METER
⊕	TELEPHONE PEDESTAL
⊞	ELECTRIC PAD WITH TRANS.
—	WOOD PRIVACY FENCE

NOTES:

- 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48299C0550C, EFFECTIVE 05/02/2012.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- 3) SETBACKS & EASEMENTS AS SHOWN HEREON ARE PER THE CITY OF HORSESHOE BAY, ZONED R-6 TOWNHOUSE. VERIFY ALL INFORMATION WITH THE CITY PRIOR TO ANY DESIGNING OR CONSTRUCTION.

LAND TITLE SURVEY

LOCAL ADDRESS: 412 HI CIRCLE NORTH, HORSESHOE BAY, TEXAS.

LEGAL DESCRIPTION: BEING LOT NO. 25002, HORSESHOE BAY, A SUBDIVISION LOCATED IN THE CITY OF HORSESHOE BAY, LLANO COUNTY, TEXAS, AS SHOWN ON PLAT NO. 25.1, RECORDED IN VOLUME 2, PAGES 75-76 OF THE PLAT RECORDS OF LLANO COUNTY, TEXAS.

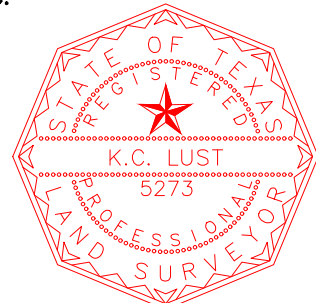
EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: STEWART TITLE OF AUSTIN, LLC.
G.F. NO.: 547629 EFFECTIVE DATE: SEPTEMBER 20, 2019 ISSUED: OCTOBER 3, 2019

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:
SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF THE CITY OF HORSESHOE BAY, LLANO COUNTY, TEXAS.

RESTRICTIVE COVENANTS: 177/279, 180/725, 194/422, 207/50, 331/938, 372/128, 399/272, 399/278, 368/60-D.R.L.C., 401/249, 471/165, 834/83, 665/331-O.P.R.R.P.L.C. & 1509/664-O.P.R.L.C.
RECORDED PLAT: 2/75-76-P.R.L.C.

EASEMENT TO LOWER COLORADO RIVER AUTHORITY: 80/496-D.R.L.C.
EASEMENTS TO PEDERNALES ELECTRIC COOPERATIVE, INC.: 179/675, 190/161 & 190/166-D.R.L.C.
CITY OF HORSESHOE BAY INGRESS & EGRESS EASEMENTS : 1509/736 & 1509/750-O.P.R.L.C.
CITY OF HORSESHOE BAY IRRIGATION EASEMENT: 1509/758-O.P.R.L.C.

I HEREBY CERTIFY EXCLUSIVELY TO STEWART TITLE OF AUSTIN, LLC., WILLIAM NEILL MCCLUNG & KIMBERLY DIANA MCCLUNG, THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2019, CUPLIN & ASSOCIATES, INC. ©.



[Signature]

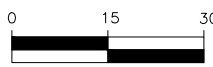
DATED 10/14/2019

K.C. LUST, R.P.L.S. NO. 5273

SHEET 1 OF 1	PROJ NO. 191721
	PREPARED FOR: WILLIAM NEILL MCCLUNG & KIMBERLY DIANA MCCLUNG
	TECH: RPM
	APPROVED: K.C. LUST
	FIELDWORK PERFORMED ON: 10/07/2019 TW/BE
COPYRIGHT: 2019 PROFESSIONAL FIRM NO: 10126900	

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH. 325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 30'



2	
1	
DATE	NO. DESCRIPTION
REVISIONS	