

LOT 19  
(11.442 ACRES)  
VISTA RANCH 2  
SUBDIVISION  
(CAB. 1, SLDS. 171-172)

SCALE 1" = 120'



N 89°12'58"E 951.62'  
903.58'

**\*\* NOTE \*\***  
PLAT DOES NOT  
MATHEMATICALLY  
CLOSE AND/OR  
RECORD CALLS TO  
ILLEGIBLE TO CLOSE  
PROPERLY

LINE	BEARING	DISTANCE
L1	S 53°10'41" E	147.70'
L2	S 13°28'35" E	123.51'
L3	S 35°43'18" E	379.45'
L4	S 20°36'25" E	203.29'
L5	S 08°57'06" E	152.93'
L6	N 54°03'59" E	41.93'
L7	N 88°47'55" E	124.40'
L8	S 69°56'41" E	445.79'
L9	N 69°53'37" W	367.46'
L10	N 73°04'53" W	101.52'
L11	S 88°42'44" W	94.87'
L12	S 54°02'56" W	81.74'
L13	N 08°53'29" W	198.97'
L14	N 20°24'54" W	88.50'
L15	N 35°44'56" W	381.43'
L16	N 13°23'33" W	118.68'
L17	N 53°05'53" W	175.80'

LOT 2  
(0 ACRES)  
VISTA RANCH 2  
SUBDIVISION  
(SLDS. 171-172)

LOT 1  
(00 ACRES)  
VISTA RANCH 2  
SUBDIVISION  
(SLDS. 171-172)

VISTA RANCH ROAD  
(60' R.O.W.)

LOT 15  
**\*\* 15.00 ACRES \*\***

S 07°51'32"E 1039.81'  
1005.51'

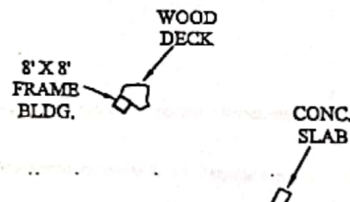
LAND SURVEYING  
NUMBER: 10144000



6, Giddings, Texas  
(12) 796-2995  
ysurveying@gmail.com



ORDER AND/OR OWNERS OF THE PREMISES SURVEYED AND TO:  
**AUSTIN TITLE COMPANY**  
CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND  
VISION AND TO THE BEST OF MY KNOWLEDGE OF THE  
LY DESCRIBED HEREON AND THAT THERE ARE NO  
CONFLICTS, ENCROACHMENTS OVERLAPPING OF  
OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND  
O THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON  
TITLE COMMITMENT.



**F.I.R.M. MAP INFORMATION**

THIS PROPERTY **DOES NOT** LIE  
WITHIN THE 100 YEAR FLOOD-  
PLAIN, AND HAS A ZONE "X"  
RATING AS SHOWN ON THE  
FLOOD INSURANCE RATE MAPS  
F.I.R.M. MAP NO. 48149C 0225C  
PANEL: 0225C  
DATED: OCTOBER 17, 2006  
THIS CERTIFICATION IS FOR  
INSURANCE PURPOSES ONLY AND IS  
NOT A GUARANTEE THAT THIS  
PROPERTY WILL OR WILL NOT FLOOD.  
CONTACT YOUR LOCAL FLOOD PLAIN  
ADMINISTRATOR FOR THE CURRENT  
STATUS OF THIS TRACT.

**LEGEND**

- UTILITY POLE
- INSIDE OF SUBJECT BOUNDARY
- OUTSIDE OF SUBJECT BOUNDARY
- WIRE FENCE
- 1/2" IRON ROD FOUND
- OVERHEAD UTILITY LINE(S)
- WATER METER
- CALCULATED POINT IN GRAVEL ROAD