



**LEGEND**

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND
- .../... VOLUME/PAGE
- P.R.L.C. PLAT RECORDS LLANO CO.
- ( ) RECORD INFO/SUBJECT
- B.S.L. BLDG. SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- EDGE OF PAVEMENT
- WROUGHT IRON FENCE
- 813--- MINOR CONTOUR
- 820--- MAJOR CONTOUR

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N59°30'02"E	79.95'
(L1)	N60°09'53"E	80.00'

**CURVE TABLE**

CURVE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	223.90'	19.81'	19.80'	S57°41'17"W
(C1)	223.90'	20.03'	20.02'	S57°36'09"W

- 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. 48299C0525C, EFFECTIVE 05/02/2012.
  - 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
  - 3) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
  - 4) 5' SIDEYARD SETBACK, TOTAL OF 15FT, NOT LESS THAN 5FT TO ANY ONE SIDE
  - 5) ELEVATIONS ARE BASED ON THE VERTICAL DATUM NAVD 88.
  - 6) NO QUALIFYING TREES EXIST ON THIS TRACT.

**BOUNDARY, IMPROVEMENT AND TOPOGRAPHIC SURVEY**

LEGAL DESCRIPTION: LOT 5032, HORSESHOE BAY, APPLEHEAD, PLAT 5.4, A SUBDIVISION IN LLANO COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 11, PAGE 13 OF THE PLAT RECORDS OF LLANO COUNTY, TEXAS.

SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF THE CITY OF HORSESHOE BAY, TEXAS.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.

I HEREBY CERTIFY EXCLUSIVELY TO DANNA HANCOCK, 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 2022, CUPLIN & ASSOCIATES, INC. ©.

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

DATED 5/17/2023



1 OF 1 SHEET	PROJ NO. 221213	SCALE 1" = 30'	2
	PREPARED FOR: DANNA HANCOCK	0 15 30	1
	TECH: T. ALSTON		DATE NO. DESCRIPTION
	APPROVED: D. STARK	WWW.CUPLINASSOCIATES.COM	REVISIONS
FIELDWORK PERFORMED ON: NOV. 2022 & MAY 2023			
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