

FLAG CREEK OAKS UNIT III

NOTES:

- (1) There is hereby reserved a 10 foot easement on each side of each lot line for Public Utility Easement. Building set back lines are 10 feet on each side and rear lot line and 25 feet on the front lot lines.
- (2) Texas State Health Department and Texas Water Quality Board regulations concerning waste disposal, garbage, etc. shall be strictly adhered to by all property owners.
- (3) Access roads will be maintained by Flag Creek Oaks Property Owners Association.
- (4) The Flood Hazard Area shown herein was referenced from FEMA Community Panel No. 481234 0125 B; effective date 09/18/1991.
- (5) Bearings are based on record bearing for the S.E. line of 346.161 acres, Section 1, in a Partial Release Agreement between Arrowhead Bank and Foy Miller, et al, recorded in Vol. 713, Pg. 109 of the Llano County Official Public Records, N.W. line F.M. No. 2323: S 36°00' 23" W.

The plat hereon represents an on the ground survey made under my direction in September, 1995 and March, 1996.

Kenneth H. Ross
KENNETH H. ROSS, R.P.L.S. NO. 2012



- = calculated point
- ▲ = 120d nail found
- = 1/2" steel stake set
- ⊙ = 1/2" steel stake found
- △ = 120d nail set
- = fence
- = electric line

COURSE	BEARING	DISTANCE
1	N 42°55'09"W	152.59'
2	N 78°50'19"W	187.63'
3	N 12°51'40"E	121.76'
4	N 23°37'27"E	153.62'
5	N 12°51'40"E	245.64'
6	N 76°33'44"E	245.64'
7	S 05°09'04"E	87.57'
8	S 33°55'44"W	76.70'
9	N 74°59'21"W	35.83'
10	N 05°09'04"W	87.57'
11	S 80°09'13"E	98.46'
12	N 73°36'27"E	50.92'
13	N 76°03'33"W	50.92'
14	S 80°09'13"E	72.67'
15	N 05°09'04"E	60.00'
16	S 82°12'17"E	50.87'
17	S 02°54'19"E	111.20'
18	N 09°39'00"E	61.35'
19	S 55°13'13"E	16.25'
20	S 60°01'58"E	183.94'
21	N 76°39'59"E	124.63'
22	S 80°09'13"E	124.63'
23	N 76°33'44"E	50.00'

