

LAND SURVEY

BEING ALL OF LOT NO. 49, THE SUMMIT AT CYPRESS MILL, A BLANCO COUNTY SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN CABINET 3, SLIDES 109-115 OF THE PLAT RECORDS OF BLANCO COUNTY, TEXAS.

LEGEND

- 1/2" IRON ROD FOUND
- ▲ 60D NAIL SET
- U.E. UTILITY EASEMENT
- B.S. BUILDING SETBACK
- [] RECORD INFORMATION



THE BASIS OF BEARINGS FOR THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE, LAMBERT GRID, CENTRAL ZONE, ESTABLISHED WITH THE GEONET-A, RTK NETWORK.

THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING:

1. RESTRICTIONS, BUILDING SETBACKS AND UTILITY EASEMENTS RECORDED IN CAB. 3, SLDS. 109-115 P.R.B.C.T.
2. ALL CURRENT BLANCO COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS.

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE OTHER EASEMENTS OR ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY THAT IS SHOWN HEREON.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	81.55'	470.00'	9°56'31"	S 04°25'10" W	81.45'
[C1]	81.46'	470.00'	09°55'51"	S 04°19'02" W	81.36'
C2	36.26'	25.00'	83°06'13"	S 50°50'37" W	33.16'
[C2]	36.35'	25.00'	83°18'44"	S 50°56'20" W	33.23'
C3	145.04'	530.00'	15°40'47"	S 84°47'02" W	144.59'
[C3]	145.01'	530.00'	15°40'34"	S 84°45'24" W	144.52'

LINE	BEARING	DISTANCE
L1	S 09°10'14" W	58.86'
[L1]	S 09°16'58" W	58.90'
L2	N 42°53'42" E	45.96'
[L2]	N 42°47'55" E	46.02'

SCALE: 1" = 150'

49
5.88 ACRES

SUMMIT VIEW

SUMMIT LEDGE DRIVE

CLIENT: RON PREHN
HOLLAND #: 2021-154
DRAWN BY: T. HOLLAND

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