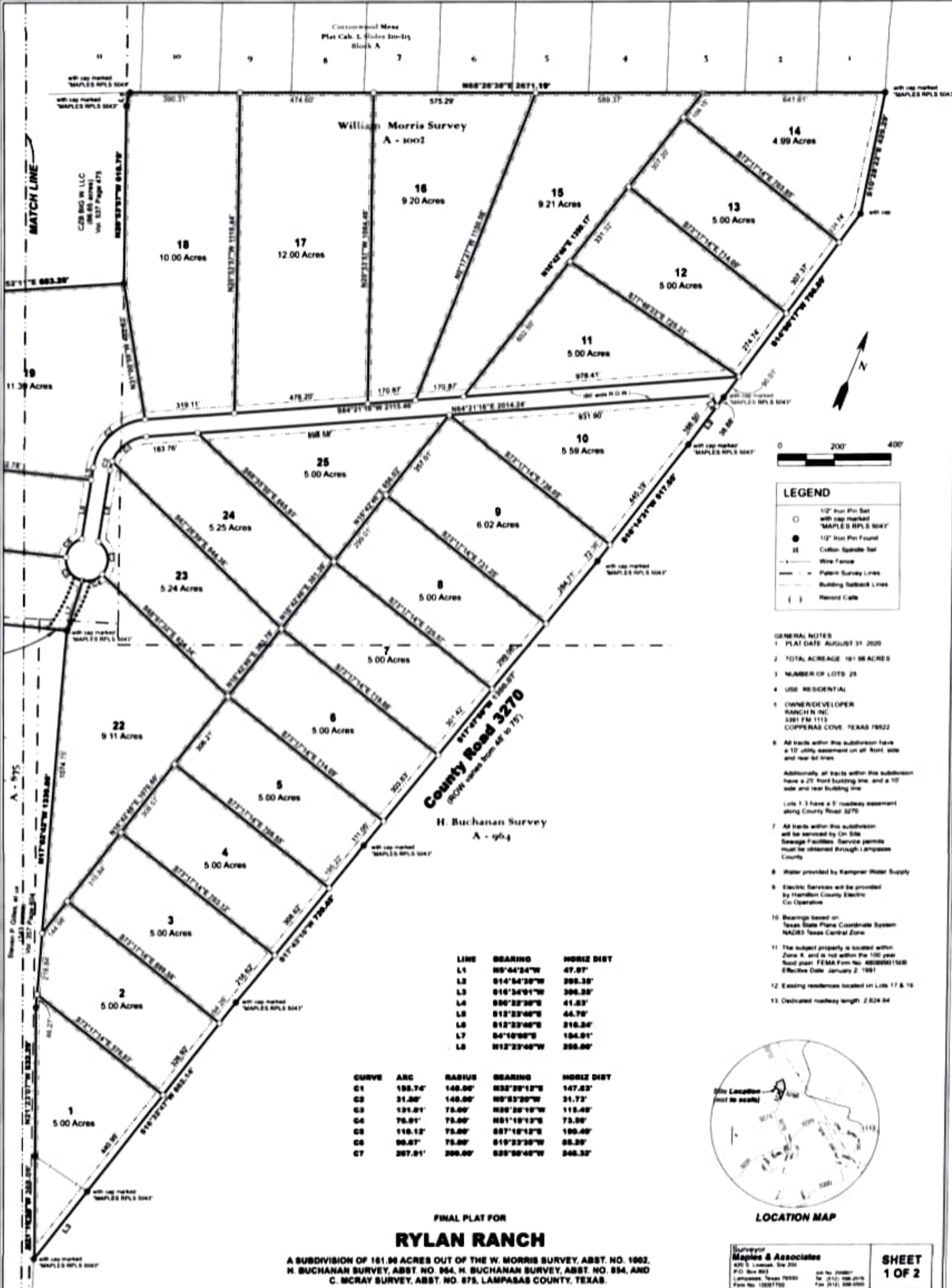




LEGEND

- 1/2" Iron Pin Set with cap marked "MAPLES RPLS 5047"
- 1/2" Iron Pin Found
- Cotton Spool Set
- Wire Fence
- Plat Survey Lines
- Building Setback Lines
- Record Calls

- GENERAL NOTES**
1. PLAT DATE: AUGUST 31, 2020
 2. TOTAL ACREAGE: 161.96 ACRES
 3. NUMBER OF LOTS: 25
 4. USE: RESIDENTIAL
 5. OWNER/DEVELOPER: RANCH N, INC. 3381 FM 1113 COPPERAS COVE, TEXAS 76022
 6. All tracts within this subdivision have a 10' utility easement on all front, side and rear lot lines. Additionally, all tracts within this subdivision have a 25' front building line and a 10' side and rear building line. Lots 1, 3 have a 5' roadside easement along County Road 3270.
 7. All tracts within this subdivision will be serviced by On Site Sewage Facilities. Service permits must be obtained through Lampasas County.
 8. Water provided by Kempner Water Supply.
 9. Electric Services will be provided by Hamilton County Electric Co. Operation.
 10. Bearings based on Texas State Plane Coordinate System NAD83 Texas Central Zone.
 11. The subject property is located within Zone A, and is not within the 100 year flood plain. FEMA Form No. 48060001500 Effective Date January 2, 1991.
 12. Existing residences located on Lots 17 & 18.
 13. Dedicated roadway length: 2,824.84'

LINE	BEARING	HORIZ DIST
L1	N5°44'24"W	47.97'
L2	N14°54'30"W	205.35'
L3	N16°34'01"W	306.35'
L4	S90°23'30"E	41.83'
L5	N12°23'40"E	44.79'
L6	N12°23'40"E	316.34'
L7	S4°18'08"E	194.91'
L8	N12°23'40"W	255.90'

CURVE	ARC	RADIUS	BEARING	HORIZ DIST
C1	155.74'	140.00'	N32°29'12"E	147.83'
C2	31.80'	140.00'	N5°53'20"W	31.73'
C3	131.81'	75.00'	N25°28'19"W	115.49'
C4	76.91'	75.00'	N51°19'13"E	73.59'
C5	116.12'	75.00'	S87°18'12"E	190.40'
C6	96.87'	75.00'	S19°23'30"W	85.39'
C7	287.91'	200.00'	S25°50'40"W	246.32'



**FINAL PLAT FOR
RYLAN RANCH**

A SUBDIVISION OF 161.96 ACRES OUT OF THE W. MORRIS SURVEY, ABST. NO. 1902, H. BUCHANAN SURVEY, ABST. NO. 964, H. BUCHANAN SURVEY, ABST. NO. 854, AND C. MCRAE SURVEY, ABST. NO. 875, LAMPASAS COUNTY, TEXAS.

Surveyor
Maples & Associates
420 S. Locust, Ste 200
P.O. Box 992
Lampasas, Texas 76020
Phone: (817) 708-0700
Fax: (817) 708-0700

SHEET
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