

LAND TITLE SURVEY

BEING LOT NO. 5, COLINA COVE SUBDIVISION, THE LEGENDS PLAT NO. 7.3, A SUBDIVISION IN BURNET COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET 3, SLIDES 93-C, 93-D, AND 94-A, PLAT RECORDS OF BURNET COUNTY, TEXAS.

CLIENT: RE/MAX HORSESHOE BAY RESORT SALES CO.
SHIRL THORNTON
C.F.I.: 2012122355B-HB

LAKE LYNDON B. JOHNSON
(NORMAL POOL ELEV. = 825' A.M.S.L.)
(100 YR. FLOOD PLAIN ELEV. = 841.0' A.M.S.L.)

SCALE: 1" = 30'

LEGEND:

- 1/2" IRON ROD FOUND
- PK NAIL FOUND
- 1/2" IRON ROD SET WITH PLASTIC SURVEY CAP STAMPED RPLS 4452
- DRILL HOLE SET AT PREVIOUS LOCATION OF 1/2" IRON ROD FOUND
- △ COMPUTED POINT
- WATER METER
- ⊗ ELECTRIC METER
- ⊗ PAD MOUNTED TRANSFORMER
- ⊗ TELEPHONE PEDESTAL
- ⊗ UTILITY EASEMENT
- ⊗ BUILDING SETBACK
- () RECORD INFORMATION

NOTE:
THE EASEMENTS ADDRESSED HEREON ARE THOSE NOTED ON THE TITLE REPORT AND OTHER EASEMENTS THAT THE SURVEYOR MAY BE AWARE OF. ABSTRACT OF TITLE WAS NOT RESEARCHED BY SURVEYOR TO ADDRESS ADDITIONAL EASEMENTS, IF ANY, THAT MAY NOT SHOW ON TITLE REPORT. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING:

1. INUNDATION ESMT. WITH WAIVER OF DAMAGES ABOVE THE 825' CONTOUR TO L.C.R.A. IN VOL. 107, PG. 467, D.R.B.C.T.

2. BLDG. SETBACKS: 15' ALONG FRONT LOT LINE, 5' ALONG SIDE LOT LINES AND 15' ALONG REAR LOT LINES; UTILITY ESMTS.: 15' ALONG FRONT LOT LINES AND 5' ALONG SIDE LOT LINES AS SHOWN HEREON AND ON PLAT RECORDED IN CAB. 3, SLIDE NOS. 93C, 93D AND 94A, P.R.B.C.T.

3. BLDG. SETBACKS: 15' ALONG THE FRONT LINE, 5' ALONG SIDE LOT LINES AND 15' ALONG REAR LINES; UTILITY EASEMENTS: 15' ALONG THE FRONT LINE AND 5' ALONG THE SIDE LOT LINES AS SHOWN HEREON AND IN VOL. 1165, PG. 629, O.P.R.B.C.T.

4. BLANKET ACCESS ESMT. FOR INSTALLING, REPLACING, REPAIRING AND MAINTAINING ALL FACILITIES FOR UTILITIES IN VOL. 890, PG. 895, O.P.R.B.C.T.

5. 10' UTILITY ESMT. ALONG STREET LINES AND 5' UTILITY ESMT. ALONG SIDE LINES TO P.E.C., INC. IN VOL. 1031, PG. 531, O.P.R.B.C.T.

(BASIS OF BEARINGS 221.52°)

S83°08'13"W 221.52'

125.40'

5' U.E. & B.S.

PAVING STONE WALL

CONC. WALK & CONC. WALL

RETAINING WALL

ELEVATED

TILE WALK

CONC. DECK ABOVE

CONC. BOAT SLIP

ROCK STORAGE

CONC. DOCK

METAL STEPS

CONC. STEPS

5' U.E. & B.S.

PAVING STONE WALL

ADJOINER'S PAVING

STONE WALL

ENCROACHMENT INTO LOT 5

0.3' WALL

WALLS INTERSECT 1.0' SOUTH OF LINE

ADJOINER'S PAVING

STONE WALL

0.3' SOUTH OF LINE

FLOOD PLAIN AND 841' CONTOUR

APPROX. LOC. OF 100 YR. FLOOD PLAIN AND 841' CONTOUR

WALL IS 0.4'

ADJOINER'S PAVING

STONE WALL

0.3' SOUTH OF LINE

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