

LOT 57
RANCHERS ESTATE UNIT II
VOL. 1, PG. 106



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1228.46'	198.65'	198.03'	S 05°23'01" E	087°6'34"
REC	1228.46'	198.65'	198.34'	S 05°18'40" E	087°18'00"
C2	1234.46'	203.10'	202.87'	S 05°23'01" E	087°18'34"

LINE	BEARING	DISTANCE
L1	S 00°40'40" E	30.00'
L2	S 09°42'27" E	81.02'
REC	S 09°58'40" E	80.37'
L3	N 00°40'28" W	30.32'
L4	N 09°42'27" W	76.59'

[illegible]

09.27.2005

NOTES:

1) THIS LOT IS SUBJECT TO EASEMENTS CONVEYANTS RECORDED IN VOLUME 1, PAGES 111-112, BLAND COUNTY FLOOD RECORDS AND VOLUME 310, PAGE 811, DEED RECORDS OF BLAND COUNTY, TEXAS AND VOLUME 879, PAGE 871, DEED RECORDS OF BLAND COUNTY, TEXAS.

2) THIS LOT IS SUBJECT TO A BLAND PAT. F.C. EASEMENT RECORDED IN VOLUME 879, PAGE 871, DEED RECORDS OF BLAND COUNTY, TEXAS AND VOLUME 177, PAGE 874, DEED RECORDS OF BLAND COUNTY, TEXAS.

3) SUBJECT TO LIMITED PROPOSED PUMP LINE COMPANY RECORDED IN VOLUME 879, PAGE 871, DEED RECORDS OF BLAND COUNTY, TEXAS AND VOLUME 177, PAGE 874, DEED RECORDS OF BLAND COUNTY, TEXAS AND VOLUME 879, PAGE 871, DEED RECORDS OF BLAND COUNTY, TEXAS.

4) THIS LOT IS SUBJECT TO 1/2 AC. ALONG ALL LOT LINES AS RECORDED VOLUME 1, PAGES 111-112, BLAND COUNTY FLOOD RECORDS AND VOLUME 177, PAGE 874, DEED RECORDS OF BLAND COUNTY, TEXAS AND VOLUME 879, PAGE 871, DEED RECORDS OF BLAND COUNTY, TEXAS.

5) ADJOINING TO THE NORTHERN FLOOD RESERVEMENT ARE 1/4 AC. AND 1/2 AC. (400,000 SQ. FT.), DATED FEBRUARY 4, 1971, (AREA DESIGNATED TO BE COVERED BY THE 500 YD. FLOOD PLAIN).

SURVEY PLAT

LOT 12,
ENCINITAS SUBDIVISION,
 A SUBDIVISION RECORDED IN VOLUME 1,
 PAGES 111-112, PLAT RECORDS OF
 BLANCO COUNTY, TEXAS.