



BENCHMARK
60D NAIL SET
ELEVATION=1031.9'

LOT K1100
HORSESHOE BAY SOUTH
PLAT NO. K-1.1
2/136 P.R.B.C.

LOT K1115
HORSESHOE BAY SOUTH
PLAT NO. K-1.1
2/136 P.R.B.C.

LOT K1116
HORSESHOE BAY SOUTH
PLAT NO. K-1.1
2/136 P.R.B.C.

LOT K1098
HORSESHOE BAY SOUTH
PLAT NO. K-1.1
2/136 P.R.B.C.

NOTES:

- 1) SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0590G, EFFECTIVE 11/01/2019.
- 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
- 3) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
- 4) ELEVATIONS ARE BASED ON THE VERTICAL DATUM NAVD 88.
- 5) SURVEYOR MAKES NO GUARANTEE AS TO THE TYPE OF TREE LISTED ABOVE. IF CRITICAL, IT MAY BE PRUDENT TO HAVE A CERTIFIED ARBORIST VERIFY THE INFORMATION.
- 6) 5' SIDEYARD SETBACK, TOTAL OF 15FT, NOT LESS THAN 5FT TO ANY ONE SIDE.

WHITE TAIL

BOUNDARY, TREE, AND TOPOGRAPHIC SURVEY

LOCAL ADDRESS: 1099 WHITE TAIL, HORSESHOE BAY, TEXAS.

LEGAL DESCRIPTION: LOT K1098 SUBDIVISION, HORSESHOE BAY SOUTH, PLAT NO. K-1.1, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 2, PAGE 136 OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF HORSESHOE BAY, TEXAS.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY HAVE ADDITIONAL ENCUMBRANCES, SURVEYOR NOT RESPONSIBLE FOR ANY ENCUMBRANCES THAT A TITLE COMMITMENT MAY DISCLOSE.

I HEREBY CERTIFY EXCLUSIVELY TO SKYLER SIMS THAT THIS SURVEY WAS PERFORMED ON THE GROUND AND WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION. CUPLIN & ASSOCIATES, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE ABOVE REFERENCED PARTIES HEREBY CERTIFIED TO FOR THIS SPECIFIC TRANSACTION ONLY. COPYRIGHT 2021, CUPLIN & ASSOCIATES, INC. ©.

DANNY J. STARK, R.P.L.S. NO. 5602

DATED 09/30/2021



LEGEND

- SET 1/2" IRON PIN
- 1/2" IRON PIN FOUND
- △ 60D NAIL SET
- .../... VOLUME/PAGE
- P.R.B.C. PLAT RECORDS BURNET CO.
- D.R.B.C. DEED RECORDS BURNET CO.
- R.P.R.B.C. REAL PROPERTY RECORDS BURNET COUNTY
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY
- () RECORD INFO/SUBJECT
- B.S.L. BLDG. SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ⊗ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊙ WATER METER
- EDGE OF PAVEMENT
- 813--- MINOR CONTOUR
- 820--- MAJOR CONTOUR

TRUNK SIZE
CRITICAL ROOT ZONE
TREE NUMBER

REVISIONS		NO.		DATE		DESCRIPTION	
2							
1							

SCALE 1" = 30'

0 15 30

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
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WWW.CUPLINASSOCIATES.COM

PROJ NO. 211343
PREPARED FOR: SKYLER SIMS
TECH: P. LANGDON
APPROVED: D. STARK
FIELDWORK PERFORMED ON: 09/10/2021
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SHEET
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