

111 ROCK N ROBYN TRL EXISTING SURVEY FOR REVIEW



SCALE 1" = 30'

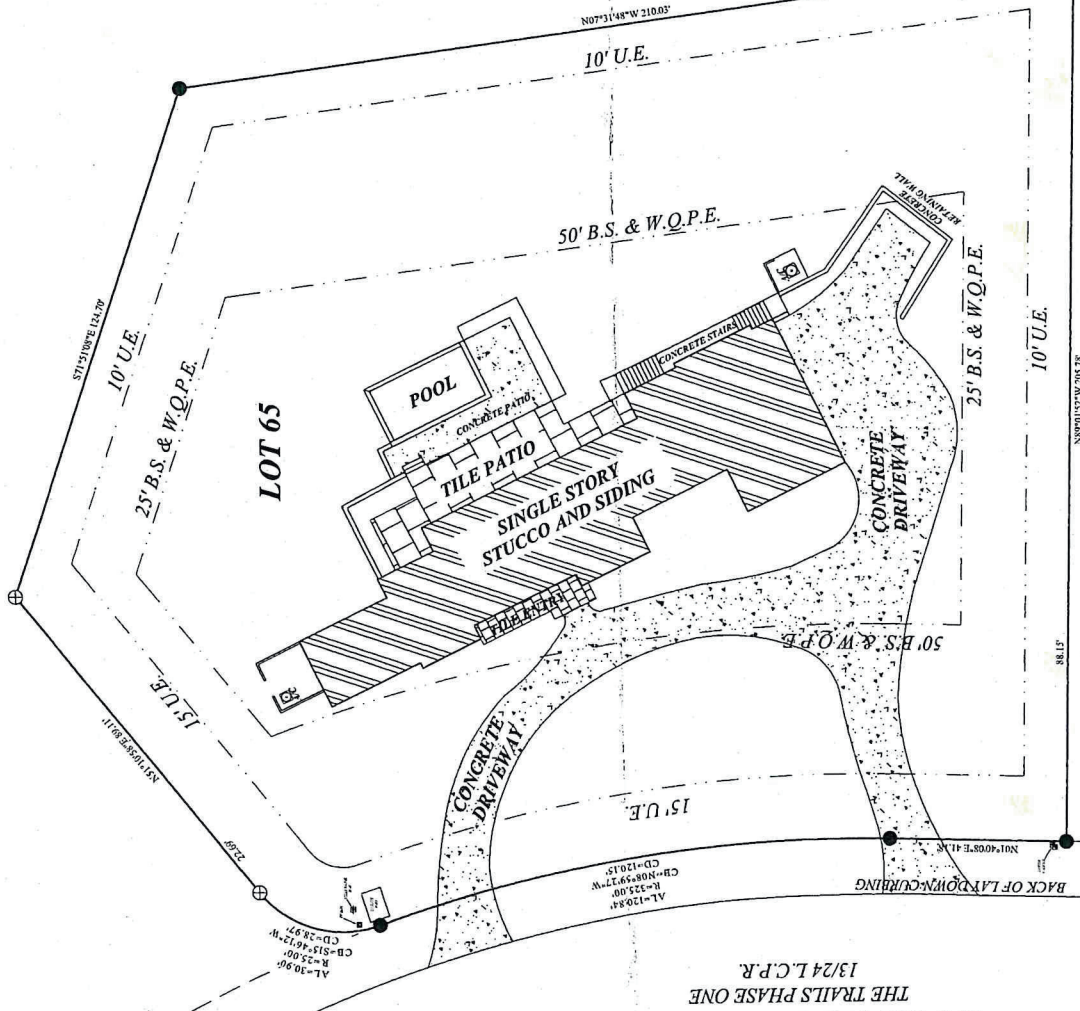
LEGEND	
⊕	12" REBAR FOUND WITH CHIP STAMPED "RPLS 1817"
●	12" REBAR FOUND
B.S.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
W.Q.P.E.	WATER QUALITY PROTECTION EASEMENT

A FINAL SURVEY PLAT OF
LOT 65
THE TRAILS OF LAKE LBJ
PHASE TWO-A
VOLUME 16, PAGE 19,
PLAT RECORDS
LLANO COUNTY, TEXAS



ADDRESS: 111 ROCK N ROBYN TRAIL, DRYICE, TEXAS 75845

163.76 ACRES
HEARTLAND RANCH LLC.
INSTRUMENT NO. 20-05157
O.P.R.L.C.T.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ACCORDING TO THE PLAT SET FORTH SHOWING THE TRUE RELATIONSHIP OF ALL EXTERIOR CORNERS AND BOUNDARIES AND IS TRUE AS TO THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY. THE LOCATION AND TYPE OF BUILDINGS THEREON BASED ON MY KNOWLEDGE, BELIEF, INFORMATION AND EXISTING FIELD EVIDENCE SHOWS THE LOCATION OF ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE LEGAL DESCRIPTION OF SUCH EASEMENTS (WITH BOOK AND NUMBER INDICATED), AS FURNISHED BY SAID BENEFICIARY AND THAT THERE IS NO EVIDENCE OF ENCROACHMENTS EITHER WAY ACROSS THE BOUNDARY LINES OF THE SUBJECT PROPERTY, EXCEPT AS SHOWN ON THIS SURVEY.

THIS SURVEY WAS MADE FOR THE BENEFIT OF CASA BELLA DEVELOPMENT, LLC

DONALD SHERMAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1877
DATE 8/23/21

THE TRAILS PHASE ONE
13/24 L.C.P.R.
ROCK N ROBYN TRAIL

Willis - Sherman Associates, Inc.
LAND SURVEYORS AND PLANNERS
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FIRM NUMBER: 10027600

