

CURVE	DELTA ANGLE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	13°52'16"	300.00'	72.63'	72.45'	N54°11'08"E
(C1)	-----	300.00'	-----	72.26'	N55°48'20"E

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
▲	MAG NAIL SET
...	VOLUME/PAGE
P.R.T.C.	PLAT RECORDS TRAVIS CO.
D.R.T.C.	DEED RECORDS TRAVIS CO.
O.P.R.L.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
()	RECORD INFO/SUBJECT
B.S.L.	BLDG. SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
AC	AIR CONDITIONER
⊗	SANITARY
⊙	WATER METER
---	EDGE/PAVEMENT/GRAVEL
///	OVERHANG/COVERED AREA

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. 48453C0201J, EFFECTIVE 01/22/2020.
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.

LAND TITLE SURVEY

LOCAL ADDRESS: 21102 BLUEBONNET CIRCLE, LAGO VISTA, TEXAS.

LEGAL DESCRIPTION: LOT 12184, BAR-K RANCHES PLAT TWELVE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 61, PAGE 84 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

EXCLUSIVELY TO THE PARTIES INVOLVED IN THE TITLE COMMITMENT PREPARED BY: TEXAS NATIONAL TITLE
G.F. NO.: T-136828 EFFECTIVE DATE: SEPTEMBER 10, 2020 ISSUED: SEPTEMBER 18, 2020

SCHEDULE "B" ITEMS PER THE ABOVE REFERENCED TITLE COMMITMENT THAT PERTAIN TO EASEMENTS AND SETBACK RESTRICTIONS ARE LISTED AND SUBJECT TO THE FOLLOWING:
SUBJECT TO CURRENT TERMS AND CONDITIONS OF LAND USE AND SUBDIVISION REGULATIONS OF THE CITY OF LAGO VISTA, TRAVIS COUNTY, TEXAS.

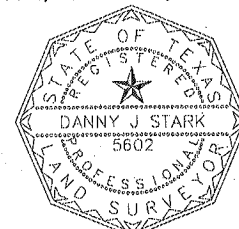
RESTRICTIVE COVENANTS: 4171/1272, 7616/304-D.R.T.C., DOC. NO'S. 2000006308, 2006077105, 2007037327, 2007158308, 2008179771, 2009138424, 2011186267, 2014072663, 2016010894, 2017070662-O.P.R.T.C.

RECORDED PLAT: 61/84-P.R.T.C.

EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC.: 838/94-D.R.T.C.

I HEREBY CERTIFY EXCLUSIVELY TO TEXAS NATIONAL TITLE, CHRISTOPHER PHILIP RENKE AND NURA AL ASI RENKE 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.
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Danny J. Stark
DANNY J. STARK, R.P.L.S. NO. 5602 DATED 12/17/2020



1 of 1 SHEET
PROJ NO. 20663
PREPARED FOR: PHILIP AND NURA AL ASI RENKE
TECH: MHS
APPROVED: D. STARK
FIELDWORK PERFORMED ON: 12-9-20
COPYRIGHT 2020 PROFESSIONAL FIRM NO: 10128900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 30'
0 15 30

DATE	NO.	DESCRIPTION
	2	
	1	
		REVISIONS