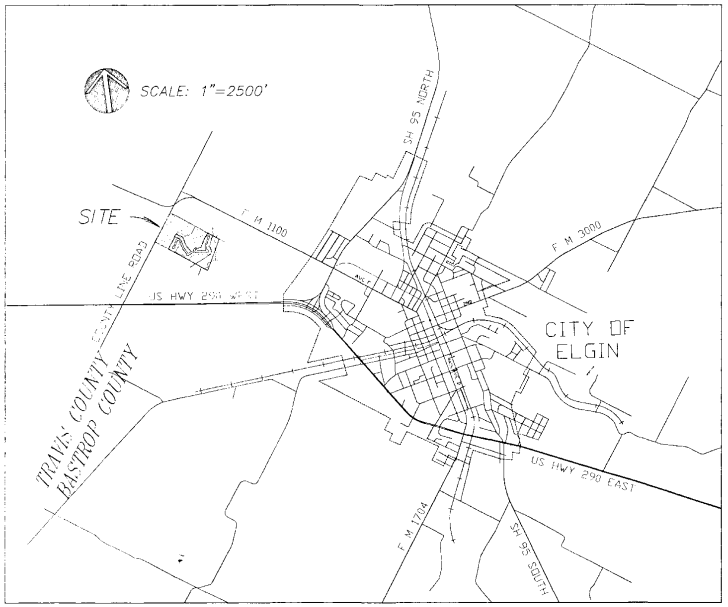
FINAL PLAT of
COUNTY LINE SUBDIVISION
PHASE III



35.028 ACRES in the
JONATHAN BURLESON SURVEY, A-18
BASTROP COUNTY, TEXAS,
in the CITY OF ELGIN, BASTROP COUNTY, TEXAS

Prepared by: RANDY MORINE HERITAGE PROPERTIES, INC.
1717 W. 6th Street, Suite 470
Austin, Texas 78703

Engineering: CHRIS ACREMAN
1717 W. 6th Street, Suite 470
Austin, Texas 78703

Surveyed by: McANGUS SURVEYING CO., INC.
1101 HWY. 360 SO., H-100
Austin, Texas 78746

UTILITY SUPPLIERS

WATER	- CITY OF ELGIN
SEWER	- LCRA
ELECTRICITY	- TXU
TELEPHONE	- SBC

A portion of this tract lies within a SPECIAL FLOOD HAZARD AREA designated as such by the Federal Emergency Management Agency as shown on FIRM Number: 48021C 0075 C for BASTROP COUNTY, TEXAS.
Effective Date: 08/19/91
This Tract lies in Zone A

WARNING:
This Flood Statement, as determined by a H.U.D.-F.I.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the improvements thereon will be free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may increase by Man-Made or Natural Causes.
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.

*NOTE: 100 year flood plain established by The Wallace Group's "Flood Plain Study of Elm Creek in Elgin, Texas" dated July 31, 1998 and Hunter Associates "Flood Plain Study of Elm Creek Tributary" dated December, 2000.

METES AND BOUNDS DESCRIPTION

BEING A 35.028 ACRE TRACT OF LAND LOCATED IN THE JONATHAN BURLESON SURVEY, ABSTRACT 18, BASTROP COUNTY, TEXAS, SAME ALSO BEING A PORTION OF THAT CERTAIN 67.037 ACRE TRACT OF LAND DESCRIBED BY DEED TO RANDY MORINE HERITAGE PROPERTIES, INC., RECORDED IN VOLUME 1152, PAGE 571 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND ALL THAT CERTAIN 9.428 ACRE TRACT DESCRIBED BY DEED TO RANDY MORINE HERITAGE PROPERTIES, INC. RECORDED IN VOLUME 1145, PAGE 415 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 35.028 ACRE TRACT BEING MORE PARTICULARILY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' found at the most northerly common corner of County Line Subdivision, Phase II, a subdivision of record in Cabinet 4, Page 90-B of the Plat Records of Bastrop County, Texas, said 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' also being on the common line of said 67.037 acre Randy Morine Heritage Properties tract and that certain 270.521 acre tract of land described by deed to Gary Snowden, et al, recorded in Volume 701, Page 681 of the Deed Records of Bastrop County, Texas, for the most northerly corner hereof;

THENCE along said common line, S 58°53'04" E, 243.37 feet to a 1/2-inch iron pipe with nipple found at the at the northwesterly corner of said 9.428 acre tract for an angle point in the northerly line hereof;

THENCE continuing along said common line S 58°50'52" E, 300.14 feet to a 5/8-inch iron rod with plastic cap stamped #1753 found at the northeasterly corner of said 9.428 acre tract on the westerly line of the remainder of that certain 66.917 acre Tract 1 described by deed to Hilding W. Neidig recorded in Volume 283, Page 661 of the Deed Records of Bastrop County, Texas, for the northeasterly corner hereof;

THENCE along the common line of said 9.428 acre tract and said remainder of 66.917 acre Tract 1, S 23°08'09" W, 1381.54 feet to a 5/8-inch iron rod found at the southeasterly corner of said 9.428 acre tract on an interior ell corner of said remainder of 66.917 acre Tract 1 for the southeasterly corner hereof;

THENCE along said common line of 9.428 acre tract and the remainder of 66.917 acre Tract 1, N 58°56'37" W, 300.04 feet to a 1/2-inch iron pipe found at the common northerly corner of said remainder 66.917 acre Tract 1 and that certain 66.917 acre Tract 3, described by deed to Hilding W. Neidig recorded in Volume 283, Page 661 of the Deed Records of Bastrop County, Texas, southwesterly corner of said 9.428 acre tract, for an angle point in the southerly line hereof;

THENCE along the common line of the aforementioned 67.037 acre tract and said 66.917 acre Tract 3, N 58°58'00" W, 1572.36 feet to the southeasterly corner of County Line Subdivision Phase I, a subdivision of record in Cabinet 4, Page 62-A of the Plat Records of Bastrop County, Texas for the southwesterly corner hereof;

THENCE northerly along the easterly line of said County Line Subdivision Phase I the following three (3) courses:

1. N 30°41'17" E, 521.39 feet to a 5/8-inch iron rod found on the southerly right of way line of Bandera Woods Boulevard (60' ROW);

2. N 06°40'46" E, 77.68 feet to a 5/8-inch iron rod found on the northerly right of way line of said Bandera Woods Boulevard;

3. N 46°06'50" E, 130.00 feet to a 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' found at the most westerly common corner of said County Line Subdivision Phase I and said County Line Subdivision Phase II for the most westerly northwesterly corner hereof;

THENCE westerly and northerly along the common line of said County Line Subdivision, Phases I and II, the following sixteen (16) courses:

1. S 43°53'10" E, 74.49 feet to a 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' found for an angle point hereof;

2. S 69°53'29" E, 84.66 feet to a 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' found for an angle point hereof;

3. S 64°27'01" E, 79.03 feet to a 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' found for an angle point hereof;

4. S 48°03'56" E, 85.96 feet to a 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' found for an angle point hereof;

5. S 19°03'52" E, 383.90 feet to a 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' found for an angle point hereof;

6. S 38°12'17" E, 303.37 feet to a 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' found at the beginning of a curve to the right;

7. easterly 110.39 feet along the arc of said curve, having a radius of 640.00 feet, a central angle of 09°52'57" and a chord which bears N 76°22'54" E, 110.25 feet to a 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' found for an angle point hereof;

8. N 38°31'19" W, 55.23 feet to a 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' found for an angle point hereof;

9. N 51°28'41" E, 116.16 feet to a 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' found on the curving southerly right of way line of Blanco Woods Boulevard (60' ROW) for an angle point hereof;

10. N 63°41'12" E, 60.00 feet to a 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' found at the beginning of a curve to the right;

11. southerly 50.97 feet along the arc of said curve, having a radius of 230.00 feet, a central angle of 12°41'48" and a chord which bears S 19°57'54" E, 50.86 feet to a 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' found for an angle point hereof;

12. N 73°49'27" E, 199.29 feet to a 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' found for an angle point hereof;

13. N 23°58'01" E, 319.66 feet to a 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' found for an angle point hereof;

14. N 27°41'46" E, 160.28 feet to a 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' found for an angle point hereof;

15. S 58°53'53" E, 18.03 feet to a 1/2-inch iron rod with plastic cap stamped 'McAngus Survey' found for an angle point hereof;

16. N 31°06'07" E, 169.86 feet to the POINT OF BEGINNING for the end of this description which contains 35.028 acres of land, more or less.

STATE OF TEXAS
COUNTY OF TRAVIS KNOW ALL MEN BY THESE PRESENTS:

That Randy Morine Heritage Properties, Inc., owner of 67.037 ACRES in the JONATHAN BURLESON SURVEY, A-18, Bastrop County, Texas, does hereby subdivide 35.028 acres out of said tract in accordance with the plat shown hereon, subject to any easements or restrictions heretofore granted to be known as:

COUNTY LINE SUBDIVISION, PHASE III

and do hereby dedicate to the Public the use of the Streets and Easements as shown hereon.

Witness my hand this the 30 day of July, 2003. A.D.

Randy Morine, President
Randy Morine Heritage Properties, Inc.

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 30 day of July, 2003, by Randy Morine.

(SEAL) Notary Public, State of Texas

TARI ANN REISCHL
NOTARY PUBLIC
State of Texas
Comm. Exp. 10-18-2005

Printed Name of Notary / Expires

This subdivision is entirely within the corporate limits of the City of Elgin. Accepted and approved for record by the Planning and Zoning Commission, City of Elgin, Texas, on this the 26 day of March, 2003.

APPROVED: Chairman

ATTEST: Secretary

STATE OF TEXAS
COUNTY OF BASTROP

I, Rose Pietsch, County Clerk in Court and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing, with the certificate of authentication, was filed for record in my office on the 21st day of July, 2003 A.D., at 1:10 o'clock P.M., and recorded on the 21st day of July, 2003 A.D., at 1:10 o'clock P.M. in the Plat Records of said County in Plat Cabinet 4, Pages 138B thru 140-A FILED FOR RECORD ON THE 21st day of July, 2003 A.D.

Deputy

Rose Pietsch
County Clerk
Bastrop County, Texas

The street names, as shown hereon, provide continuity with existing streets and Do Not conflict with identical or similar names.

Julie Somerlot
Bastrop County 911 Coordinator

STATE OF TEXAS
COUNTY OF TRAVIS

I, CHRIS ACREMAN, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THE DESIGN ASPECTS OF THIS SUBDIVISION AND MEETS THE SUBDIVISION REGULATIONS OF THE CITY OF ELGIN AND BASTROP COUNTY, TEXAS.

IN WITNESS THEREOF, MY HAND, THIS THE 30 DAY OF July, 2003.

CHRIS ACREMAN, RPE NO. 40545
REGISTERED PROFESSIONAL ENGINEER
1717 WEST SIXTH ST., SUITE 470
AUSTIN, TEXAS 78703
(512) 708-9330

STATE OF TEXAS 40545 REGISTERED PROFESSIONAL ENGINEER

FILED JUL 21 2003 1:10 P.M. Rose Pietsch COUNTY CLERK BASTROP COUNTY, TEXAS

I, JESSE J. SHEEDY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF OF THE SUBDIVISION REGULATIONS OF THE CITY OF ELGIN AND BASTROP COUNTY, TEXAS, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY BY ME OR UNDER MY SUPERVISION ON THE GROUND, ON:

March 4, 2003.

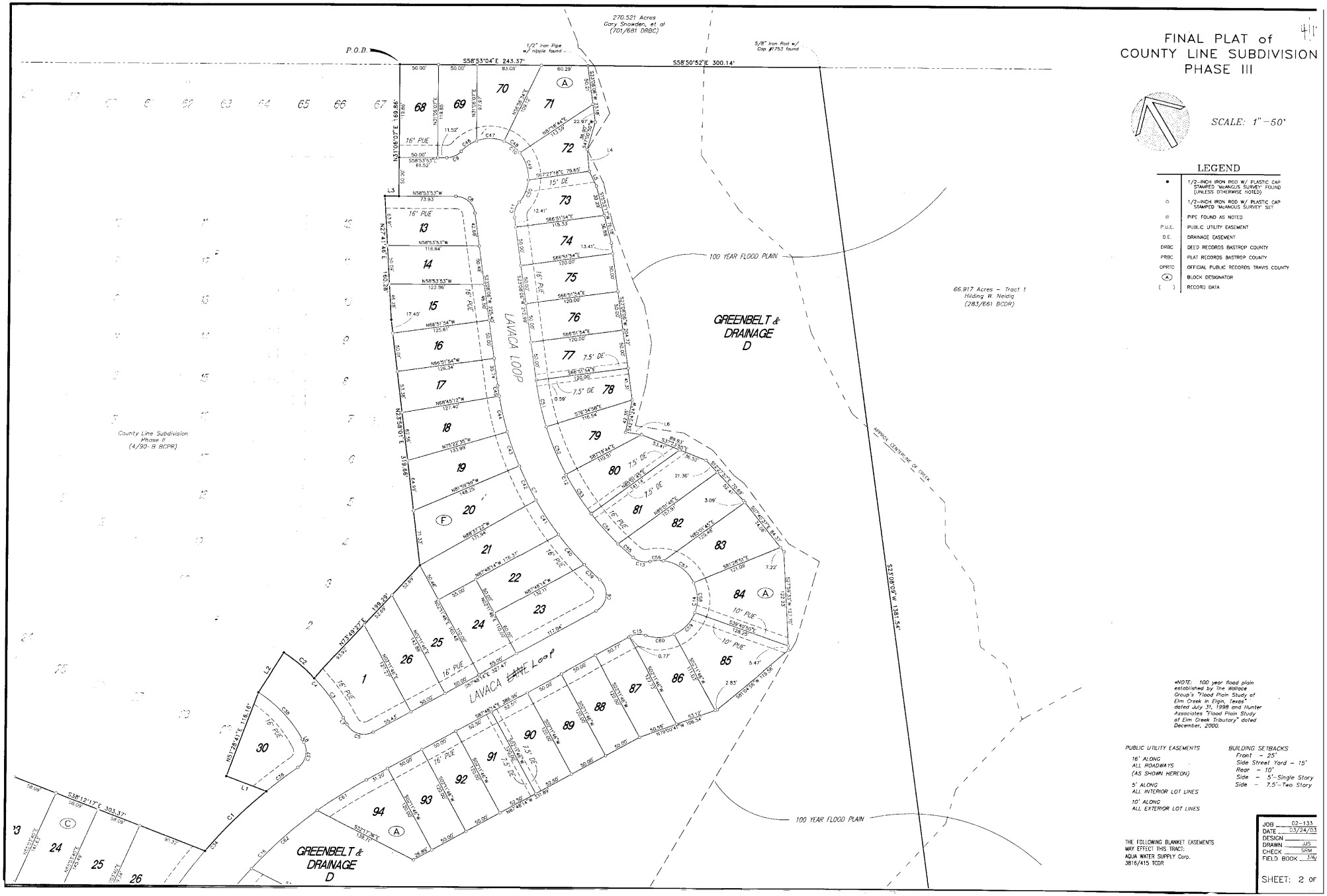
JESSE J. SHEEDY DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5600
McANGUS SURVEYING COMPANY
1101 HIGHWAY 360 SOUTH, BLDG. H-100
AUSTIN TEXAS, 78746
(PHONE) 512-328-9302 (FAX) 512-328-9384

STATE OF TEXAS 5600 REGISTERED PROFESSIONAL LAND SURVEYOR

JOB	02-133
DATE	03/24/03
DESIGN	
DRAWN	JJS
CHECK	SRM
FIELD BOOK	376/57

SHEET: 1 OF 4

McANGUS SURVEYING CO., INC
1101 HWY 360 SOUTH, H-100
AUSTIN, TEXAS 78746
(512)328-9302



FINAL PLAT of COUNTY LINE SUBDIVISION PHASE III

SCALE: 1"=50'

LEGEND

•	1/2-INCH IRON ROD W/ PLASTIC CAP STAMPED "McANGUS SURVEY" FOUND (UNLESS OTHERWISE NOTED)
○	1/2-INCH IRON ROD W/ PLASTIC CAP STAMPED "McANGUS SURVEY" SET
⊙	PIPE FOUND AS NOTED
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
DRBC	DEED RECORDS BASTROP COUNTY
PRBC	PLAT RECORDS BASTROP COUNTY
OPRTC	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
(A)	BLOCK DESIGNATOR
( )	RECORD DATA

*NOTE: 100 year flood plain established by The Wallace Group's "Flood Plain Study of Elm Creek in Elgin, Texas" dated July 31, 1998 and Hunter Associates "Flood Plain Study of Elm Creek Tributary" dated December, 2000.

PUBLIC UTILITY EASEMENTS
16' ALONG ALL ROADWAYS (AS SHOWN HEREON)
5' ALONG ALL INTERIOR LOT LINES
10' ALONG ALL EXTERIOR LOT LINES

BUILDING SETBACKS
Front - 25'
Side Street Yard - 15'
Rear - 10'
Side - 5'-Single Story
Side - 7.5'-Two Story

THE FOLLOWING BLANKET EASEMENTS MAY EFFECT THIS TRACT:
AQUA WATER SUPPLY Corp.
3816/415 TCDR

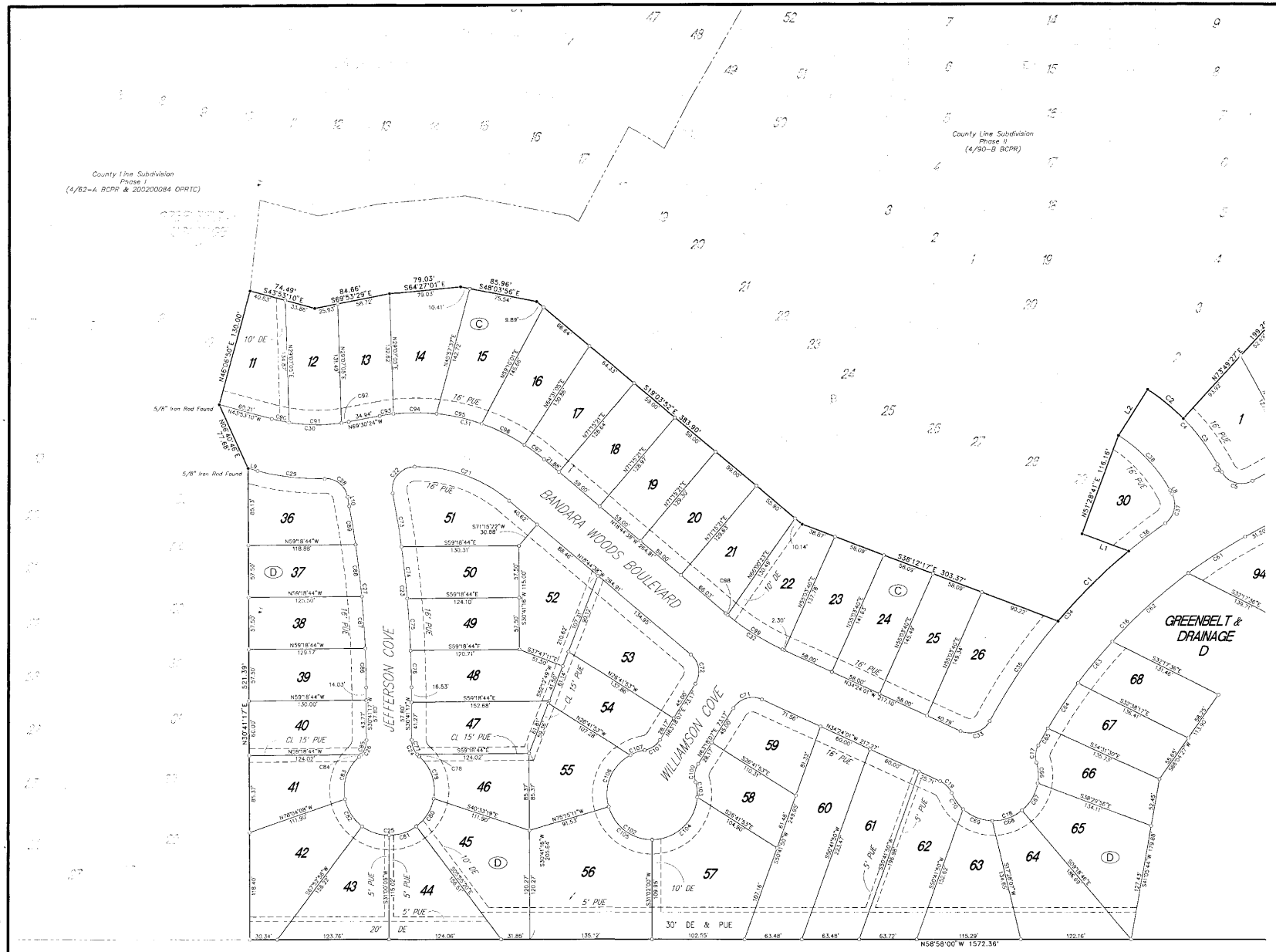
JOB	02-133
DATE	03/24/03
DESIGN	
DRAWN	JJS
CHECK	SRM
FIELD BOOK	316

SHEET: 2 OF

FINAL PLAT of COUNTY LINE SUBDIVISION PHASE III

4/1/03

SCALE: 1" = 50'



LEGEND

•	1/2-INCH IRON ROD W/ PLASTIC CAP STAMPED "McANGUS SURVEY" FOUND (UNLESS OTHERWISE NOTED)
○	1/2-INCH IRON ROD W/ PLASTIC CAP STAMPED "McANGUS SURVEY" SET
⊙	PIPE FOUND AS NOTED
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
DRBC	DEED RECORDS BASTROP COUNTY
PRBC	PLAT RECORDS BASTROP COUNTY
OPRTC	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
(A)	BLOCK DESIGNATOR
( )	RECORD DATA

*NOTE: 100 year flood plain established by The Wallace Group's "Flood Plain Study of Elm Creek in Elgin, Texas" dated July 31, 1998 and Hunter Associates "Flood Plain Study of Elm Creek Tributary" dated December, 2000.

PUBLIC UTILITY EASEMENTS

16' ALONG ALL ROADWAYS (AS SHOWN HEREON)

5' ALONG ALL INTERIOR LOT LINES

10' ALONG ALL EXTERIOR LOT LINES

BUILDING SETBACKS

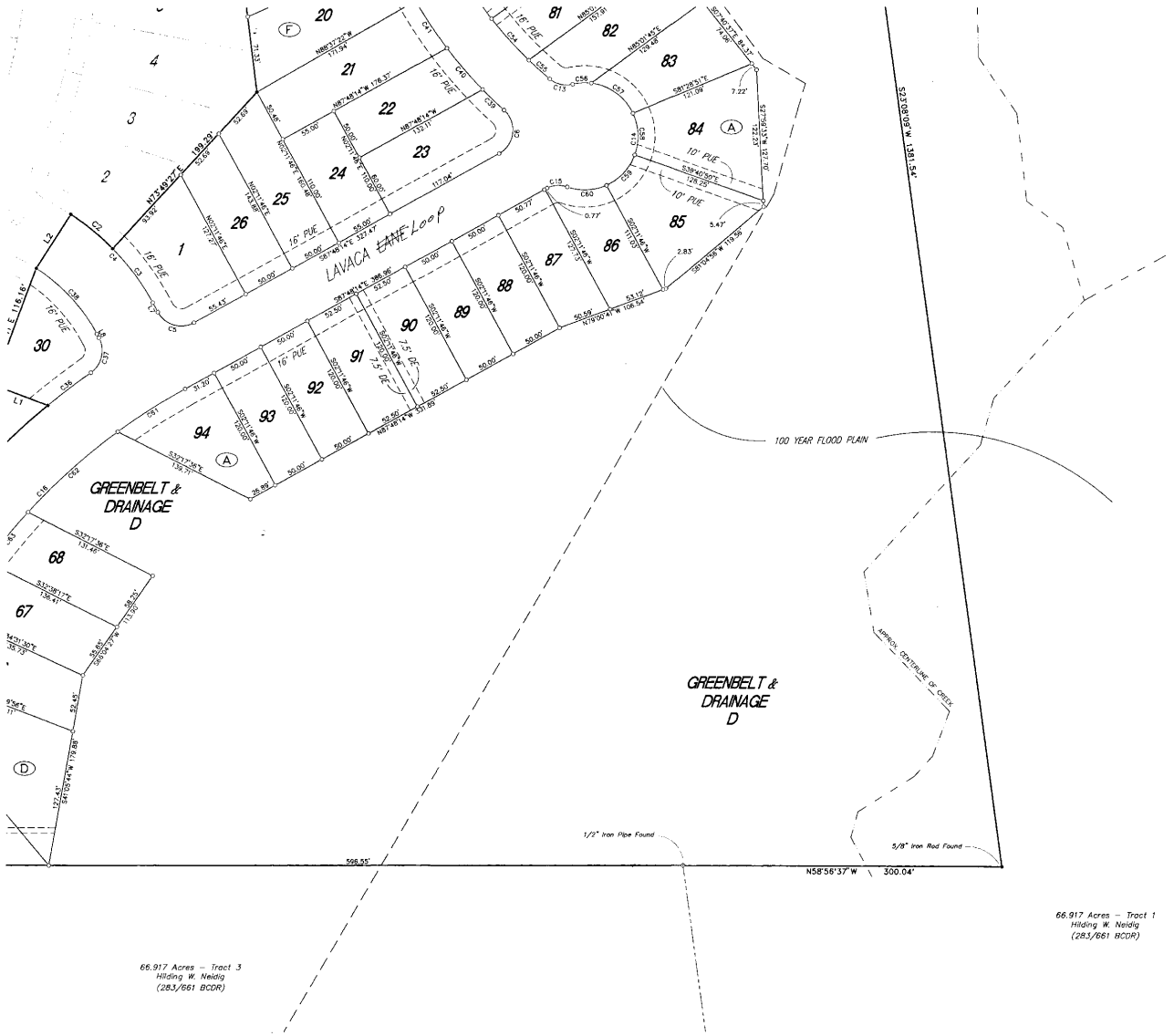
Front – 25'
Side Street Yard – 15'
Rear – 10'
Side – 5'-Single Story
Side – 7.5'-Two Story

THE FOLLOWING BLANKET EASEMENTS MAY EFFECT THIS TRACT:
AQUA WATER SUPPLY Corp.
3816/415 TCDR

JOB	02-133
DATE	03/24/03
DESIGN	
DRAWN	JJS
CHECK	SRM
FIELD BOOK	3/6/5

SHEET: 3 OF

FINAL PLAT of COUNTY LINE SUBDIVISION PHASE III



SCALE: 1"=50'

LEGEND

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○	1/2-INCH IRON ROD W/ PLASTIC CAP STAMPED "McANGUS SURVEY" SET
⊕	PIPE FOUND AS NOTED
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
DRBC	DEED RECORDS BASTROP COUNTY
PRBC	PLAT RECORDS BASTROP COUNTY
OPRTC	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
(A)	BLOCK DESIGNATOR
( )	RECORD DATA

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N38°31'19"W	55.23'
L2	N63°41'12"E	60.00'
L3	S58°53'53"E	18.03'
L4	S25°38'08"W	26.14'
L5	S04°47'15"W	21.32'
L6	S50°53'56"E	20.90'
L7	S00°11'46"W	10.00'
L8	S00°11'46"W	4.03'
L9	N43°53'16"W	10.87'
L10	S20°29'36"W	10.42'

CURVE TABLE

CURVE	DELTA	RADIUS	CHORD BEARING	CHORD	ARC
C1	09°52'57"	640.00	N76°22'54"E	110.25	110.39
C2	12°41'48"	230.00	S19°57'54"E	50.86	50.97
C3	15°48'45"	230.00	S05°42'37"E	63.27	63.48
C4	28°30'33"	230.00	S12°53'37"E	113.27	114.44
C5	90°00'00"	25.00	S42°48'14"E	35.36	39.27
C6	109°38'40"	25.00	N37°22'26"E	40.87	47.84
C7	40°35'00"	407.78	N02°50'36"E	282.84	288.84
C8	82°01'60"	25.00	N17°52'54"W	32.81	35.79
C9	48°11'23"	25.00	S82°59'35"E	20.41	21.03
C10	178°24'45"	50.00	S17°52'54"E	99.99	155.69
C11	48°11'23"	25.00	S47°13'48"W	20.41	21.03
C12	42°40'03"	357.78	S21°48'05"W	260.32	266.43
C13	52°50'14"	25.00	S45°57'03"E	22.25	23.05
C14	21°45'19"	50.00	S34°00'29"W	95.94	185.66
C15	48°11'23"	25.00	N63°42'53"W	20.41	21.03
C16	32°34'18"	580.00	S75°54'36"W	325.30	329.72
C17	45°24'15"	25.00	S36°55'22"W	19.30	19.81
C18	11°47'24"	50.00	N78°40'24"W	99.87	152.03
C19	42°50'00"	25.00	N12°58'01"W	18.26	18.69
C21	40°39'30"	160.00	N39°04'23"W	111.17	113.54
C22	169°21'07"	25.00	S70°25'18"W	38.40	43.79
C23	10°11'41"	1185.00	S23°35'27"W	210.57	210.85
C24	48°11'23"	25.00	S06°35'36"W	20.41	21.03
C25	276°22'46"	50.00	N59°18'43"W	66.67	241.19
C26	48°11'23"	25.00	N54°46'59"E	20.41	21.03
C27	10°11'41"	1135.00	N25°35'27"E	201.68	201.95
C28	81°26'16"	25.00	N20°13'31"W	32.62	35.53
C29	17°53'50"	252.80	N52°24'55"W	74.59	75.26
C30	25°37'14"	192.80	S58°41'47"E	85.50	86.21
C31	50°45'45"	220.00	S44°07'31"E	188.60	194.91
C32	15°39'23"	270.00	S26°34'20"E	73.55	73.78
C33	86°10'26"	25.00	S77°29'14"E	34.16	37.60
C34	29°27'55"	640.00	N72°39'19"E	292.93	295.55
C35	12°00'53"	640.00	N85°23'59"E	133.96	134.21
C36	04°33'43"	640.00	N83°36'14"E	50.94	50.96
C37	83°41'20"	25.00	N44°02'26"E	33.36	36.52
C38	28°30'33"	170.00	N12°53'37"W	83.72	84.59
C39	03°55'23"	407.78	N15°28'13"W	27.91	27.92
C40	07°11'25"	407.78	N09°55'49"W	51.14	51.17
C41	07°28'10"	407.78	N02°36'00"W	53.13	53.17
C42	06°51'55"	407.78	N04°34'04"E	48.83	48.86
C43	06°37'23"	407.78	N11°18'43"E	47.11	47.14
C44	06°37'23"	407.78	N17°56'07"E	47.11	47.14
C45	91°53'18"	407.78	N22°11'27"E	13.44	13.44
C46	27°47'54"	50.00	N86°48'41"E	24.02	24.26
C47	41°38'58"	50.00	S58°18'53"E	35.52	36.32
C48	29°12'47"	50.00	S23°54'01"E	25.22	25.49
C49	43°01'57"	50.00	S13°53'21"W	36.68	37.55
C50	36°45'09"	50.00	S52°56'55"W	31.53	32.07
C51	09°43'04"	357.78	S18°16'34"W	60.61	60.68
C52	10°44'46"	357.78	S08°02'39"W	67.01	67.10

CURVE TABLE CONT.

CURVE	DELTA	RADIUS	CHORD BEARING	CHORD	ARC
C53	09°35'47"	357.78	S02°07'37"E	59.85	59.92
C54	08°22'59"	357.78	S11°07'00"E	52.30	52.35
C55	04°13'27"	357.78	S17°25'13"E	26.37	26.38
C56	20°09'58"	50.00	S61°17'11"E	17.51	17.60
C57	57°38'02"	50.00	S23°23'11"E	48.20	50.30
C58	45°54'51"	50.00	S28°23'25"W	39.00	40.07
C59	45°31'09"	50.00	S74°39'40"W	38.78	39.82
C60	4°24'29"	50.00	N81°19'06"W	36.94	37.68
C61	0°24'37"	580.00	S88°29'27"W	74.96	75.01
C62	11°10'37"	580.00	S78°11'56"W	112.96	113.14
C63	05°55'39"	580.00	S70°38'42"W	59.98	60.00
C64	05°55'37"	580.00	S64°43'04"W	59.97	60.00
C65	02°07'48"	580.00	S60°41'21"W	21.56	21.56
C66	26°37'05"	50.00	S27°31'45"W	23.02	23.23
C67	40°43'16"	50.00	S01°11'59"W	34.79	35.54
C68	40°43'39"	50.00	N78°04'36"W	34.80	35.54
C69	40°43'39"	50.00	N37°20'57"W	34.80	35.54
C70	25°25'07"	50.00	N04°16'34"W	22.00	22.18
C71	82°17'52"	25.00	N75°53'57"W	32.90	35.91
C72	82°02'45"	25.00	N22°16'45"E	32.82	35.80
C73	02°37'52"	1185.00	S21°48'33"W	54.41	54.42
C74	02°47'48"	1185.00	S24°31'23"W	57.83	57.84
C75	02°47'07"	1185.00	S27°18'50"W	57.80	57.81
C76	01°58'54"	1185.00	S29°41'57"W	40.98	40.98
C77	40°28'32"	25.00	S10°27'01"W	17.30	17.66
C78	59°23'28"	50.00	S12°11'38"W	49.54	51.83
C80	42°11'23"	50.00	S62°59'04"W	35.99	36.82
C81	36°55'19"	50.00	N77°27'35"W	31.67	32.22
C82	41°36'18"	50.00	N01°18'59"W	35.51	36.31
C83	59°23'30"	50.00	N49°10'55"E	49.54	51.83
C84	40°28'34"	25.00	N10°05'54"E	17.30	17.66
C85	02°11'43"	1135.00	N20°49'28"E	43.46	43.46
C86	02°54'32"	1135.00	N23°02'19"E	57.62	57.62
C88	02°55'20"	1135.00	N26°01'23"E	57.86	57.89
C89	02°10'07"	1135.00	N29°34'40"E	42.95	42.96
C90	05°54'21"	192.80	S46°50'20"E	19.86	19.87
C91	17°19'03"	192.80	S58°27'02"E	58.05	58.27
C92	02°23'50"	192.80	S68°18'29"E	8.07	8.07
C93	04°03'08"	220.00	S67°28'50"E	15.56	15.56
C94	1°28'47"	220.00	S69°53'53"E	47.70	47.79
C95	13°20'04"	220.00	S46°20'27"E	51.04	51.20
C96	13°51'18"	220.00	S32°44'46"E	53.07	53.20
C97	07°04'29"	220.00	S22°26'53"E	27.15	27.17
C99	15°16'26"	270.00	S26°45'48"E	71.76	71.98
C100	48°11'23"	25.00	S39°12'26"W	20.41	21.03
C101	48°11'23"	25.00	S87°23'49"W	20.41	21.03
C102	276°22'46"	50.00	N26°41'53"W	66.67	241.19
C103	19°24'27"	50.00	S24°48'58"W	16.86	16.94
C104	180°00'49"	50.00	S17°46'36"W	64.51	75.50
C105	73°42'49"	50.00	N22°06'35"W	59.96	64.33
C106	77°20'13"	50.00	N53°24'55"E	62.48	67.49
C107	19°24'28"	50.00	S78°12'44"E	16.86	16.94

PUBLIC UTILITY EASEMENTS

16' ALONG ALL ROADWAYS (AS SHOWN HEREON)

5' ALONG ALL INTERIOR LOT LINES

10' ALONG ALL EXTERIOR LOT LINES

BUILDING SETBACKS

Front – 25'
Side Street Yard – 15'
Rear – 10'
Side – 5'–Single Story
Side – 7.5'–Two Story

*NOTE: 100 year flood plain established by The Wallace Group's "Flood Plain Study of Elm Creek in Elgin, Texas" dated July 31, 1998 and Hunter Associates "Flood Plain Study of Elm Creek Tributary" dated December, 2000.

THE FOLLOWING BLANKET EASEMENTS MAY EFFECT THIS TRACT:
AQUA WATER SUPPLY Corp.
3816/415 TCDR

JOB 02-133
DATE 03/24/03
DESIGN
DRAWN JJS
CHECK SRM
FIELD BOOK 316/57

SHEET: 4 OF 4