

DRAWN BY:	d.a.s.	DATE:	22
CHECKED BY:	d.a.s.	DRAWING NO.:	Tr. 8-ab
JOB NO.:	S-22-7305	SHEET	1 OF 1

PREPARED FOR:  
 Gregory W. & Sylvie B. Andrews  
 Skyline Drive  
 Albert, TX

TITLE COMPANY:  
 Independence Title  
 1451 FM 2673  
 Canyon Lake, TX 78133

**LEGEND**

- 1/2 inch dia. iron rod found
- 3/8 inch dia. iron rod w/ cap (RPLS 4542) found
- △ mag-nail in 1-1/2 inch aluminum washer (stamped RPLS 4542) found
- found, as noted
- a.c. unit
- utility pole
- ⊙ well
- P.R. Plat Records
- setback line for improvements/structures
- electric/utility easement line:  
 20' along perimeter of subdivision  
 20' along roadways  
 10' either side of side/rear lines

**LINE TABLE**

LINE	BEARING	LENGTH
L10	N 74°47'24" E	32.49'
L11	N 74°47'24" E	92.82'
L24	N 67°59'52" E	135.53'
L25	S 59°04'23" W	31.94'

**CURVE TABLE**

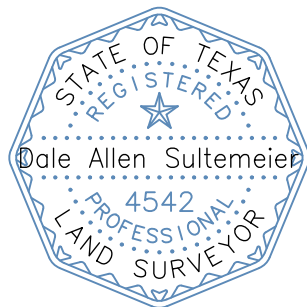
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C10	355.97'	382.00'	53°23'28"	N 78°30'52" W	343.23'

This tract is subject to following easements listed in Independence Title Company's Commitment for Title Insurance, G. F. No. 2202126-CLF, issued January 17th, 2022:

- Restrictive covenants of record under Clerk's File No. 215857, Official Public Records of Blanco County, TX. ESTABLISH BUILDING SETBACK LINES - SHOWN HEREON & ESTABLISHES A SHARED ACCESS DRIVEWAY, WHICH IS COMPRISED OF THE MAIN ENTRANCE OFF OF RR 1623 AND SKYLINE DRIVE & LEWDELE LANE AS SHOWN ON PLAT RECORDED IN VOLUME 3, PAGES 354-356, BLANCO COUNTY PLAT RECORDS
- Any visible and apparent easement, either public or private, located on or across the land, the existence of which is not disclosed by the Public Records.
- Any and all easements, building lines and conditions, covenants and restrictions as set forth in plat recorded in Vol. 3, Pg. 354-356, Plat Records, Blanco County, TX.
- Building setback lines as set for in instrument recorded under Clerk's File No. 215857, Official Public Records, Blanco County, TX. SHOWN HEREON.
- Any portion of subject property lying within the boundaries of 60' wide roadway, Skyline Drive, as shown on Plat Recorded in Vol. 3, Pg. 354-356, Plat Records, Blanco County, TX. SHOWN HEREON.
- Utility easements: 10' along side/rear lot lines, 20' along subdivision perimeter and 20' along lot lines adjacent to roadway easements per Plat recorded in Vol. 3, Pg. 354-356, Plat Records of Blanco County, TX. SHOWN HEREON.
- Electric Distribution Line Easement recorded under Clerk's File No. 202586, Official Public Records, Blanco County, TX.
- Electric Distribution Line Easement recorded under Clerk's File No. 204211, Official Public Records, Blanco County, TX.

The undersigned does hereby certify that a survey was made on the ground of the property shown hereon, that it is correct and that there are no obvious boundary line conflicts, encroachments, overlapping of improvements or roads in place except as shown hereon and that said property has access to and from a dedicated roadway.

*Dale Allen Sultemeier*  
 Dale Allen Sultemeier  
 Registered Professional Land Surveyor  
 No. 4542 - State of Texas



12-16-2022

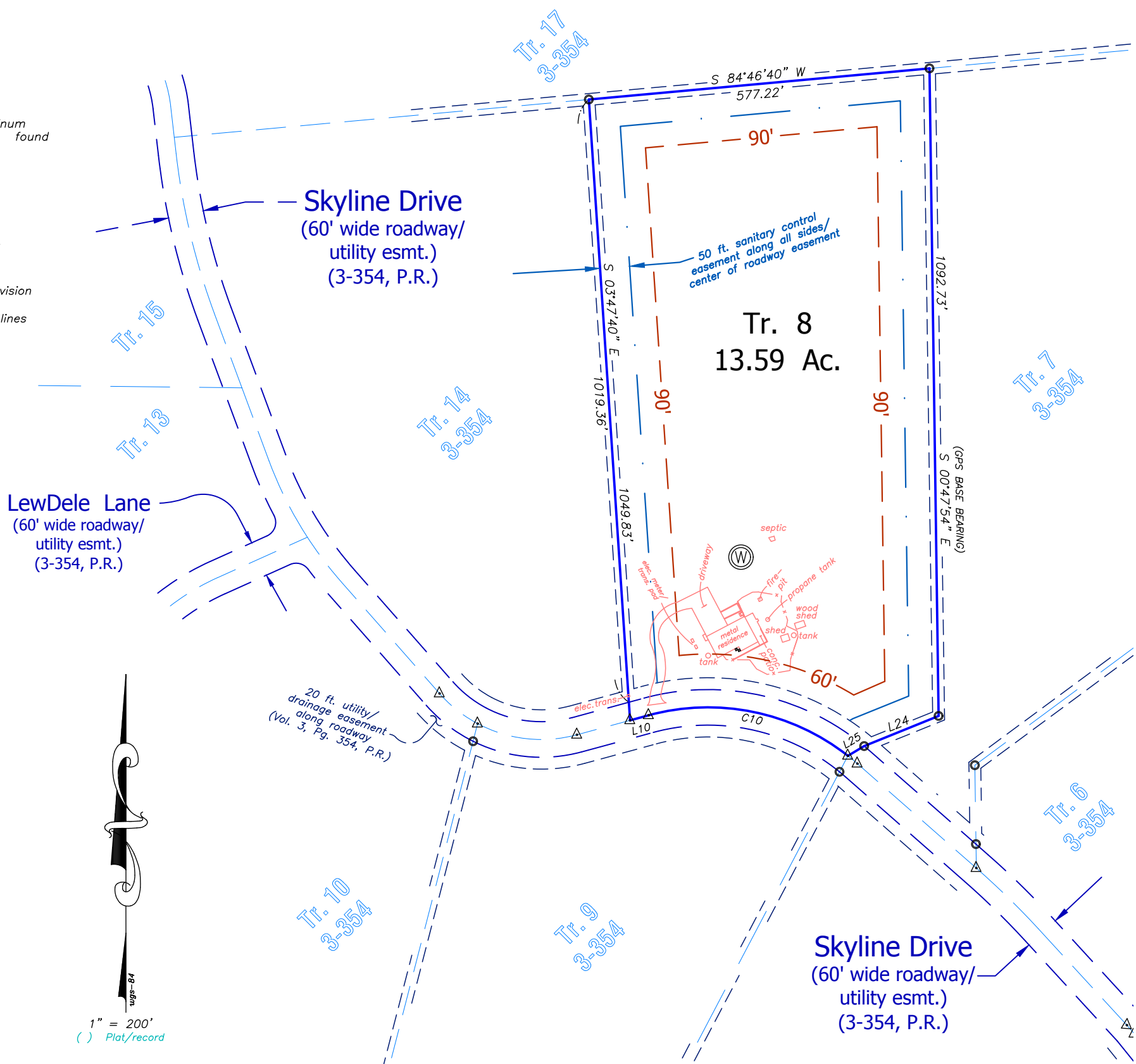
1" = 200'  
 ( ) Plat/record

**LewDele Lane**  
 (60' wide roadway/  
 utility esmt.)  
 (3-354, P.R.)

**Skyline Drive**  
 (60' wide roadway/  
 utility esmt.)  
 (3-354, P.R.)

**Skyline Drive**  
 (60' wide roadway/  
 utility esmt.)  
 (3-354, P.R.)

**Tr. 8**  
 13.59 Ac.



**S** **SULTEMEIER**  
**SURVEYING & ENGINEERING**  
 Boundary-Title-Topographic-Construction Surveys  
 Engineering - Land Development Services  
 501 West Main, Suite 102  
 Fredericksburg, Texas 78624  
 (830) 990-1221  
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 sultemeiersurveying.com

TBPELS Surveying Firm 100930-00	TBPELS Engineering Firm F-10608
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**Tract 8**  
**THE 1623 DIVIDE**  
**Volume 3, Pages 354-356**  
**Blanco County Plat Records**  
**Blanco County, TX**