

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1530.00'	37.86'	37.85'	N 89°17'28" W	1°25'03"
C2	1530.00'	37.90'	37.90'	N 89°17'16" W	01°25'09"

REPLAT OF LOT 150 & 151
LEGACY HILLS, PHASE TWO
(VOL. 4, PG. 71)
LOTS 150R

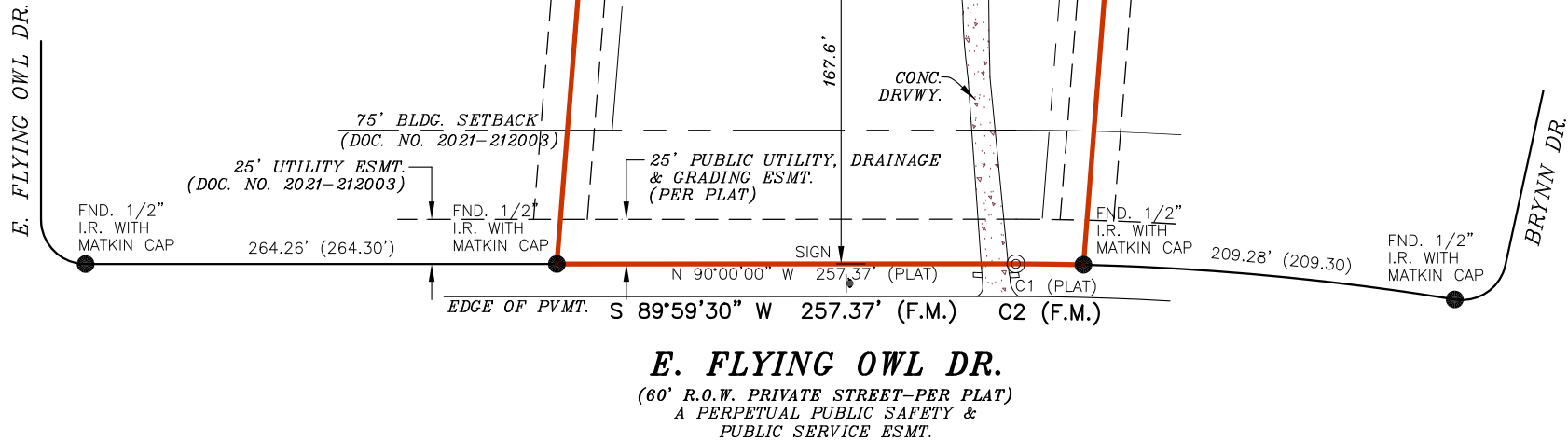
LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SET IRON ROD
- FOUND IRON ROD
- ELECTRIC METER
- TRANSFORMER
- SEPTIC TANK
- PROPANE TANK
- SIGN
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

SURVEYOR'S NOTE(S):
THIS LOT IS SUBJECT TO THE BLANKET-TYPE EASEMENT(S) RIGHTS, PER DOCUMENT NO. 2021-210538, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS,

THIS LOT IS SUBJECT TO THE EASEMENT(S) RIGHTS, PER DOCUMENT NO. 2023-231140, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS, 10 FEET WIDE, 5 FEET CENTERED ON EACH SIDE AS CONSTRUCTED.



I, AARON MICAH REYNOLDS, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to INDEPENDENCE TITLE and CANOPY MORTGAGE, LLC that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Engineers and Land Surveyors (Section 138.89). Borrower/Owner: JEREMIAH E. LEVY AND AMY LEVY Address: 1516 E. FLYING OWL DR., JOHNSON CITY, TX 78636 GF No. 2433857-DRP

Legal Description of the Land:
LOT 153, LEGACY HILLS, PHASE TWO (2), A SUBDIVISION OF 565.12 ACRES OF LAND SITUATED IN BLANCO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE(S) 342-347, OF THE PLAT RECORDS OF BLANCO COUNTY, TEXAS.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 3, PAGE(S) 342-347, MAP AND PLAT RECORDS, BLANCO COUNTY, TEXAS DOCUMENT NO. 210537, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS DOCUMENT NO. 212003, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS DOCUMENT NO. 2023-231140, OFFICIAL PUBLIC RECORDS, BLANCO COUNTY, TEXAS



AMERISURVEYORS
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SAN ANTONIO, TEXAS 78280
PHONE: (210) 572-1895
WEB: WWW.AMERISURVEYORS.COM

PROPERTY PHOTOGRAPH:



BEARING BASIS:
TEXAS STATE PLANE GRID BEARINGS, TEXAS
CENTRAL ZONE, NAD83 (CORS)

At date of this survey, the property is in FEMA designated ZONE --- as verified by FEMA map Panel No: 48031C 0225 C effective date of NON-PRINTED PANEL. This map was not printed due to No Special Flood Hazard Areas. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of Improvements shown.

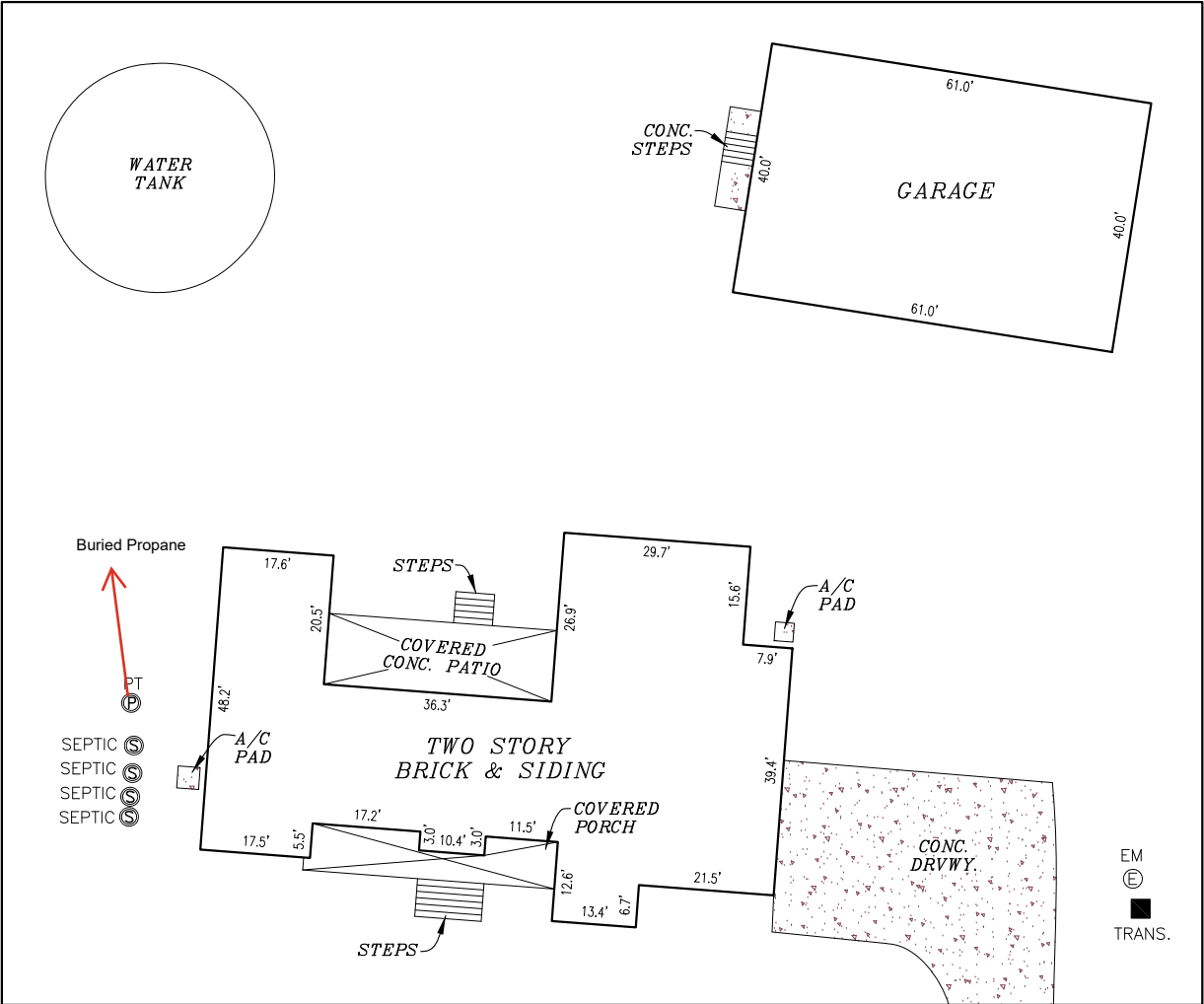
X _____
X _____

FINAL "AS-BUILT" SURVEY

JOB NO.:	2410102196	NO.	REVISION	DATE
DATE:	10/11/24			
DRAWN BY:	JD/SAT			
APPROVED BY:	AMR			



Aaron M. Reynolds
AARON MICAH REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6644



HOUSE DETAIL
SCALE: 1" = 30'