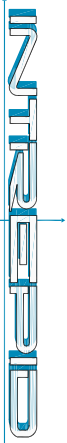




LINE TABLE		
LINE #	BEARING	LENGTH
L1	S42° 43' 57"E	30.43'
L2	S38° 36' 59"E	11.37'
L3	S43° 44' 55"E	30.18'
L4	S41° 10' 13"E	32.11'
L5	S46° 35' 19"E	30.97'

- LEGEND:
- BOUNDARY LINE
 - ADJACENT LINE
 - STONE LINE
 - FENCE
 - BURIED PIPELINE
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND UTILITY LINE
 - WATER LINE
 - P.U.E. - PUBLIC UTILITY EASEMENT
 - B.L. - BUILDING SETBACK LINE
 - U.D.E. - UTILITY, DRAINAGE, AND EMBANKMENT/BACKSLOPE EASEMENT (BRG-DST) RECORD CALL
 - XXX/XXX VOLUME/PAGE
 - B.C.P.R. - BLANCO COUNTY PLAT RECORDS
 - B.C.D.R. - BLANCO COUNTY DEED RECORDS
 - B.C.O.P.R. - BLANCO COUNTY OFFICIAL PUBLIC RECORDS
 - B.C.R.P.R. - BLANCO COUNTY REAL PROPERTY RECORDS
 - POINT
 - AS MARKED
 - 1/2" IRON ROD FOUND
 - A/C
 - 1/2" IRON ROD SET
 - ELECTRIC METER
 - 1200 NAIL FOUND
 - TELEPHONE PEDESTAL
 - IRON PIPE FOUND
 - CLEANOUT
 - NAIL SET
 - IRON PIPE FOUND
 - GAS METER
 - 3/8" IRON ROD FOUND
 - WATER METER
 - PIPE FENCE CORNER POST FOUND
 - UTILITY POLE
 - WOOD FENCE CORNER POST FOUND
 - FIRE HYDRANT
 - FILE: 2021\BOUNDARY BLANCO\PENING\21-0890 1313 Democrat Street



P.O. Box 519 • 1004 C STREET
FLORESVILLE, TX 78114
O. 830.393.8833 • F. 830.393.3388
WWW.INTERPIDTX.COM
TBPLS #10193936 • TBPE #16550

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OF AN ON-THE-GROUND SURVEY MADE BY ME OR AN ASSISTANT, AND THAT I AM A LICENSED SURVEYOR AND AWARE OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF ANY OR ALL EASEMENTS THAT MAY EXIST WITHIN THE BOUNDS OF THIS SURVEY.

REGISTERED PROFESSIONAL LAND SURVEYOR
DATE: 10-21-21



OLD TOWN OF PITTSBURG
1/12 B.C.P.R.

APPROXIMATE 100 YEAR FLOODPLAIN LIMITS
ZONE "A"
MAP NO. 48031001100
EFFECTIVE DATE: 02/06/2010



NOTE:
1. BEARINGS, DISTANCES & ACRES ARE GRID.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
3. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
4. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "INTERPID"

REFERENCE: BENNUN INVESTMENTS, LLC	JOB NO. 21-0890	REV. 0
ADDRESS: 1313 DEMOCRAT STREET	DRAWN BY: ZS	FIELD BOOK: 99/23
LEGAL DESCRIPTION: BEING 0.90 ACRES OF LAND OUT OF THE OLD TOWN OF PITTSBURG, BLANCO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED THEREOF IN VOLUME 1, PAGE 12 OF THE PLAT RECORDS OF BLANCO COUNTY, TEXAS.		