

CURVE TABLE					
CURVE	LENGHT	RADIUS	DELTA	BEARING	CHORD
C1	110.38	246.86	25°37'04"	S40°35'11"W	109.46
C2	46.64	67.89	39°21'35"	S32°42'58"W	45.72
C3	6.12	3.56	98°38'23"	S46°03'59"W	5.40
C4	47.91	141.27	19°25'57"	S08°47'21"E	47.68
C5	99.12	162.14	35°01'33"	N00°26'54"W	97.58
C6	6.42	3.85	95°26'25"	S31°30'11"E	5.70
C8	39.87	121.28	18°50'11"	N29°54'03"E	39.69
C9	29.65	134.62	12°37'16"	N16°38'56"E	29.59
C10	64.25	134.62	27°20'47"	N03°20'05"W	63.64
C11	30.30	58.99	29°26'05"	N31°54'27"W	29.97
C12	9.21	46.00	11°28'02"	N48°51'59"W	9.19
C13	18.33	46.00	22°50'01"	N66°01'00"W	18.21
C14	16.08	176.84	5°12'36"	S76°14'01"E	16.07
C15	239.18	176.84	77°29'40"	N62°24'51"E	221.36
C16	5.97	3.85	88°44'43"	S20°42'20"E	5.39

LINE TABLE		
LINE	BEARING	LENGHT
L1	S15°21'03"W	14.57'
L2	N82°54'39"W	14.43'
L3	S71°06'57"E	13.65'
L4	N37°54'08"E	9.15'
L5	N14°58'52"E	17.76'
L6	N08°23'38"E	4.64'
L7	N38°13'43"W	6.95'
L8	N44°25'00"W	16.56'
L9	N48°28'37"W	18.47'
L10	S77°26'01"E	21.82'
L11	S85°53'44"E	13.78'

SCALE: 1" = 30'

CLEARWATER LANDING AT LBJ
PLAT NO. 1.1
CAB. 4, SLIDES 22A-D & 23A-B B.C.P.R.

LEGEND:
 ● DENOTES MAG NAIL SET W/WASHER
STAMPED 1877
 ○ DENOTES MAG NAIL FND. W/WASHER
STAMPED 1877 MONUMENT OF DIGNITY
 ○ DENOTES 1/2" ST. SK. SET WITH
PLASTIC CAP STAMPED RPLS 1877

BUILDING SETBACK REQUIREMENTS:
10' STREET SIDE BUILDING SETBACK
5' SIDE YARD BUILDING SETBACK

AUGUST 3, 2015
 CLEARWATER LANDING
 AT LBJ II, PHASE 2,
 PLAT NO. 2.5
 0.45 ACRES CONSISTING
 OF 0.38 ACRES OUT OF
 THE WILLIAM SIMMONS
 SURVEY NO. 121,
 ABSTRACT NO. 777 AND
 0.07 ACRES OUT OF THE
 WILLIAM SIMMONS
 SURVEY NO. 120,
 ABSTRACT NO. 829
 BURNET COUNTY, TEXAS

SHEET 2 OF 2

OFFICE D.WILLIS
FIELD J.MARTINKA
 JOB NO. 14171
FIELD BOOK NO. N/A

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



August 13, 2015 04:25:54 PM
 FEE: \$155.00
 Janet Parker, County Clerk
 Burnet County, Texas

Willis-Sherman Associates, Inc.



LAND SURVEYORS AND PLANNERS
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