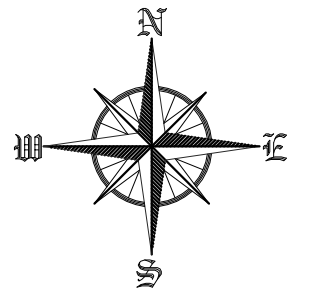


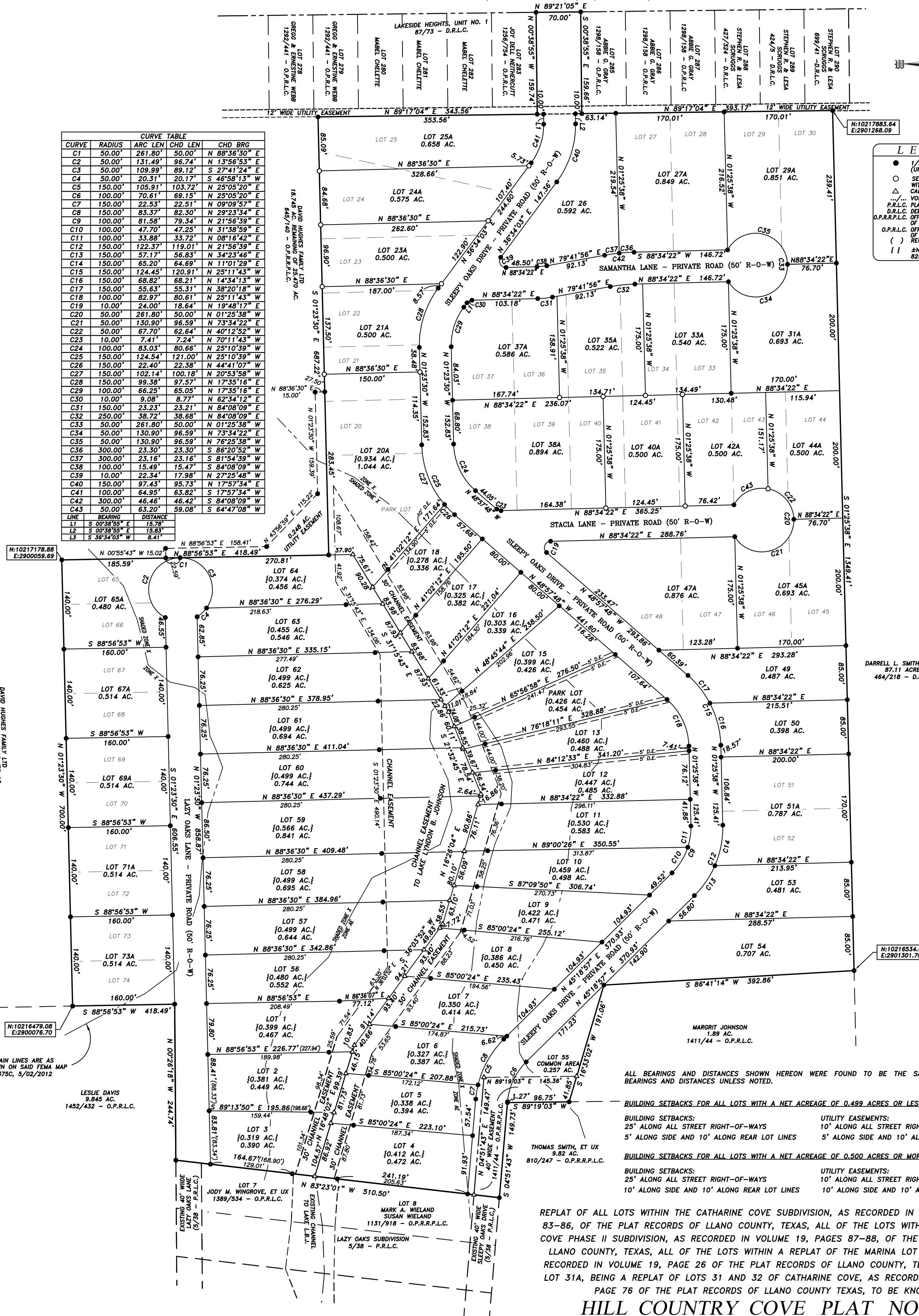
**ELKHORN DRIVE**  
(50' WIDE PUBLIC R-O-W/ 87/73 - D.R.L.C.)



CURVE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	50.00'	261.80'	50.00'	N 88°36'30" E
C2	50.00'	131.49'	96.74'	N 13°56'53" E
C3	50.00'	109.99'	89.12'	S 27°41'24" E
C4	50.00'	20.31'	20.17'	S 46°58'13" W
C5	150.00'	105.91'	103.72'	N 25°05'20" E
C6	100.00'	70.61'	69.15'	N 25°05'20" E
C7	150.00'	22.53'	22.51'	N 09°09'57" E
C8	150.00'	83.37'	82.30'	N 29°23'34" E
C9	100.00'	81.58'	79.34'	N 21°56'39" E
C10	100.00'	47.70'	47.25'	N 31°38'59" E
C11	100.00'	33.88'	33.72'	N 08°16'42" E
C12	150.00'	122.37'	119.01'	N 21°56'39" E
C13	150.00'	57.17'	56.83'	N 34°23'46" E
C14	150.00'	65.20'	64.69'	N 11°01'29" E
C15	150.00'	124.45'	120.91'	N 25°11'43" W
C16	150.00'	68.82'	68.21'	N 14°34'13" W
C17	150.00'	55.63'	55.31'	N 38°20'18" W
C18	100.00'	82.97'	80.61'	N 25°11'43" W
C19	10.00'	24.00'	18.64'	N 19°48'17" E
C20	50.00'	261.80'	50.00'	N 01°25'38" W
C21	50.00'	130.90'	96.59'	N 73°34'22" E
C22	50.00'	67.70'	62.64'	N 40°12'52" W
C23	10.00'	7.41'	7.24'	N 70°11'43" W
C24	100.00'	83.03'	80.66'	N 25°10'39" W
C25	150.00'	124.54'	121.00'	N 25°10'39" W
C26	150.00'	22.40'	22.38'	N 44°41'07" W
C27	150.00'	102.14'	100.18'	N 20°53'58" W
C28	150.00'	99.38'	97.57'	N 17°35'16" E
C29	100.00'	66.25'	65.05'	N 17°35'16" E
C30	10.00'	9.08'	8.77'	N 62°34'12" E
C31	150.00'	23.23'	23.21'	N 84°08'09" E
C32	250.00'	38.72'	38.68'	N 84°08'09" E
C33	50.00'	261.80'	50.00'	N 01°25'38" W
C34	50.00'	130.90'	96.59'	N 73°34'22" E
C35	50.00'	130.90'	96.59'	N 76°25'38" W
C36	300.00'	23.30'	23.30'	S 86°20'52" W
C37	300.00'	23.16'	23.16'	S 81°54'39" W
C38	100.00'	15.49'	15.47'	S 84°08'09" W
C39	10.00'	22.34'	17.98'	N 27°25'48" W
C40	150.00'	97.43'	95.73'	N 17°57'34" W
C41	100.00'	64.95'	63.82'	S 17°57'34" W
C42	300.00'	46.46'	46.42'	S 84°08'09" W
C43	50.00'	63.20'	59.08'	S 64°47'08" W

**LEGEND**

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- SET 1/2" IRON PIN WITH 5/32" PROPERTY CAP
- △ CALC POINT
- ... VOLUME/PAGE
- P.R.L.C. PLAT RECORDS LLANO CO.
- D.R.L.C. DEED RECORDS LLANO CO.
- O.P.R.R.P.L.C. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY LLANO CO.
- O.P.R.L.C. OFFICIAL PUBLIC RECORDS OF LLANO COUNTY
- ( ) RECORD INFO/SUBJECT
- { } ±NET AREA ABOVE THE 825FT. CONTOUR



ALL FLOOD PLAIN LINES ARE AS GRAPHICALLY SHOWN ON SAID FEMA MAP NO. 48299C0375C, 5/02/2012

LESLIE DAVIS  
9.845 AC.  
1452/432 - O.P.R.L.C.

ALL BEARINGS AND DISTANCES SHOWN HEREON WERE FOUND TO BE THE SAME AS THE PLATTED BEARINGS AND DISTANCES UNLESS NOTED.

- BUILDING SETBACKS FOR ALL LOTS WITH A NET ACREAGE OF 0.499 ACRES OR LESS**
- BUILDING SETBACKS: 25' ALONG ALL STREET RIGHT-OF-WAYS
  - 5' ALONG SIDE AND 10' ALONG REAR LOT LINES
  - UTILITY EASEMENTS: 10' ALONG ALL STREET RIGHT-OF-WAYS
  - 5' ALONG SIDE AND 10' ALONG REAR LOT LINES
- BUILDING SETBACKS FOR ALL LOTS WITH A NET ACREAGE OF 0.500 ACRES OR MORE**
- BUILDING SETBACKS: 25' ALONG ALL STREET RIGHT-OF-WAYS
  - 10' ALONG SIDE AND 10' ALONG REAR LOT LINES
  - UTILITY EASEMENTS: 10' ALONG ALL STREET RIGHT-OF-WAYS
  - 10' ALONG SIDE AND 10' ALONG REAR LOT LINES

REPLAT OF ALL LOTS WITHIN THE CATHARINE COVE SUBDIVISION, AS RECORDED IN VOLUME 18, PAGES 83-86, OF THE PLAT RECORDS OF LLANO COUNTY, TEXAS, ALL OF THE LOTS WITHIN THE CATHARINE COVE PHASE II SUBDIVISION, AS RECORDED IN VOLUME 19, PAGES 87-88, OF THE PLAT RECORDS OF LLANO COUNTY, TEXAS, ALL OF THE LOTS WITHIN A REPLAT OF THE MARINA LOT AND LOT 19, AS RECORDED IN VOLUME 19, PAGE 26 OF THE PLAT RECORDS OF LLANO COUNTY, TEXAS, AND ALL OF LOT 31A, BEING A REPLAT OF LOTS 31 AND 32 OF CATHARINE COVE, AS RECORDED IN VOLUME 20, PAGE 76 OF THE PLAT RECORDS OF LLANO COUNTY TEXAS, TO BE KNOWN AS

**HILL COUNTRY COVE PLAT NO. 1.0**

**FLASH FLOOD WARNING**  
THIS PROPERTY IS IN THE 100 YEAR FLOOD PLAIN AND OCCUPANTS MAY BE MAROONED WITH NO EXIT OR ACCESS DURING A FLOOD. STAY ALERT DURING SEVERE WEATHER.

PROJ. NO. 12125
PREPARED FOR: GARY MARTIN
TECH: KPC
APPROVED: K.CUPLIN
FIELD WORK PERFORMED ON: 4/05/2012 THRU 5/15/2012
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PO BOX 1095  
KINGSLAND, TX. 78639  
PH.325-388-3300 FAX 325-388-3320  
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 100'

2		
1		
DATE	NO.	DESCRIPTION
REVISIONS		