

SCALE: 1"=20'

LOT 24
BLOCK B
DOC. NO.
201000031

BEARING BASIS
(S 03°29'02"E 84.18')
S 03°29'02"E 84.19'

LEGEND

- WOOD FENCE
- WROUGHT IRON FENCE
- ELEC. TRANS.
- ELEC. BOX
- WATER METER
- A/C UNIT
- ELEC. METER
- GAS METER
- TELE. PED.
- C.A.T.V. PED.
- IRON ROD FND.
- FIRE HYDRANT
- BUILDING LINE
- DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT

Holden Stark

LOT 26
BLOCK B
DOC. NO.
201000031

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION
[1] PER CITY OF PFLUGERVILLE ZONING ORDINANCE.

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY ALAMO TITLE INSURANCE PER COMMITMENT G.F. #AUT-41-653-AUT14004155VH, EFFECTIVE APRIL 24, 2014; SCHEDULE B, PARAGRAPH 10.

LOT 25 IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN: DOC.# 201000031 (PLAT), 2010090038, 2010010637, 2010127921, 2010127949, 2010142408, 2010149138, 2011036711, 2011044602, 2011181650, 2011181651, 2011181652, 2011181653, 2012068887, 2012211262, 2013020504, 2013195856, 2013210219 & 2014004674.

LOT 25 IS SUBJECT TO THE ESMT. RIGHTS AS RESERVED IN DOC.# 2010010637.

THE FOLLOWING ESMTS. DO NOT AFFECT LOT 25:
VOL. 8715, PG. 784
VOL. 10654, PG. 301
DOC.# 2006197355

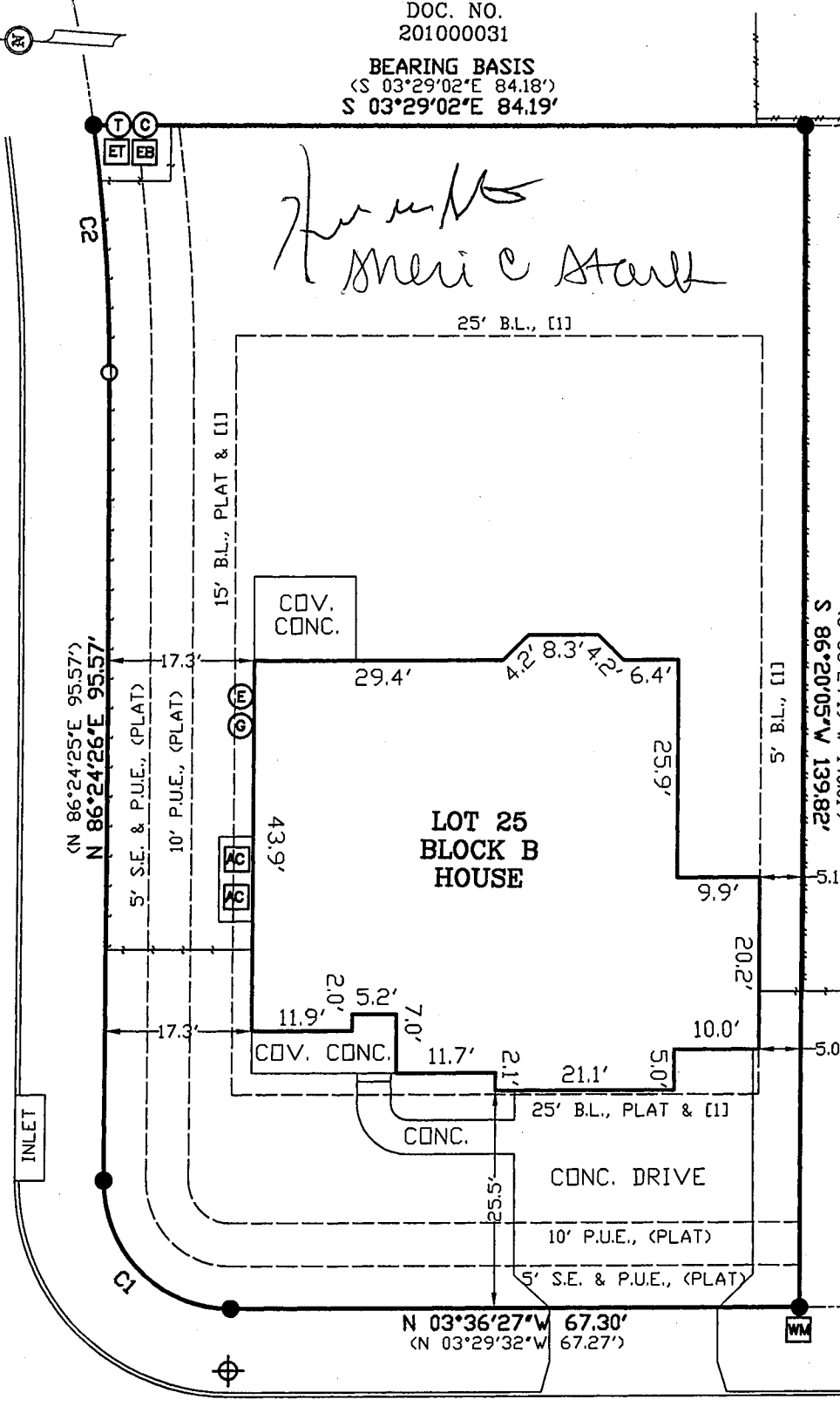
LOT 25 IS SUBJECT TO A BLANKET-TYPE ELEC. ESMT., 15' IN WIDTH, THE CENTERLINE BEING THE CABLES AS BURIED PER DOC.# 2010178564 & 2011058649.

LOT 25 IS SUBJECT TO ALL ESMTS. AND SETBACKS AS STATED ON THE PLAT.

PROPERTY OWNER SHALL PROVIDE ACCESS TO ALL DRAINAGE EASEMENTS PER PLAT GENERAL NOTE #10.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

GERANIUM COVE
(50' PRIVATE STREET, D.E. & P.U.E. - LOT 199, BLOCK E)



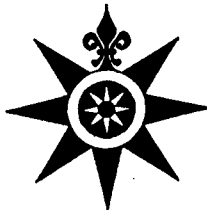
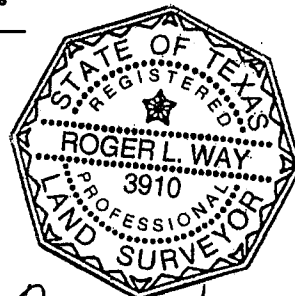
17612 WILDRYE DRIVE
(50' PRIVATE STREET, D.E. & P.U.E. - LOT 199, BLOCK E)

Curve	Radius	Length	Chord	Chord Bear.
C1	15.00'	23.60'	21.24'	N 41°15'48" E
(C1)	(15.00')	(23.54')	(21.19')	(N 41°27'27"E)
C2	225.00'	29.53'	29.51'	N 82°29'50" E
(C2)	(225.00')	(29.57')	(29.54')	(N 82°38'33"E)

LOT No. 25 BLOCK "B" SUBDIVISION / ADDITION ROCKY CREEK RANCH
SECTION 1 PHASE _____ Book _____ Page(s) _____ Cabinet _____ PLAT RECORDS
TRAVIS COUNTY, TEXAS Volume _____ Slide _____
CITY PFLUGERVILLE Document No. 201000031 Official Public Records of Travis County, Texas
Reference: HOLDEN STARK

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR ALAMO TITLE INSURANCE

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.



ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704

TELE.: (512) 440-0071 - FAX: (512) 440-0199
FIRM REGISTRATION NO. 10118900

By: *Roger L. Way* Date: _____
FIELD WORK WW 05-29-14
DRAFTING SCN
SURVEY DATE: 06-02-14
Job No. 05B34914
SCALE: 1"=20'