

PROPERTY ORDINANCES
RESTRICTIVE COVENANTS
BUILDER GUIDELINES
WIRE FENCE
CHAIN LINK FENCE
IRON FENCE
WOOD FENCE

BL = BUILDING LINE
PL = PROPERTY LINE
MH = MANHOLE
FNC = FENCE
FND = FOUND
BUILDING LINE
ESMT LINE
OVERHEAD UTILITIES

IR = IRON ROD
IP = IRON PIPE
PUE = PUBLIC UTILITY ESMT.
UE = UTILITY EASEMENT
MUE = MUNICIPAL UTILITY ESMT.
SSE = SANITARY SEWER ESMT.
WLE = WATERLINE EASEMENT
ROW = RIGHT OF WAY

LEGEND

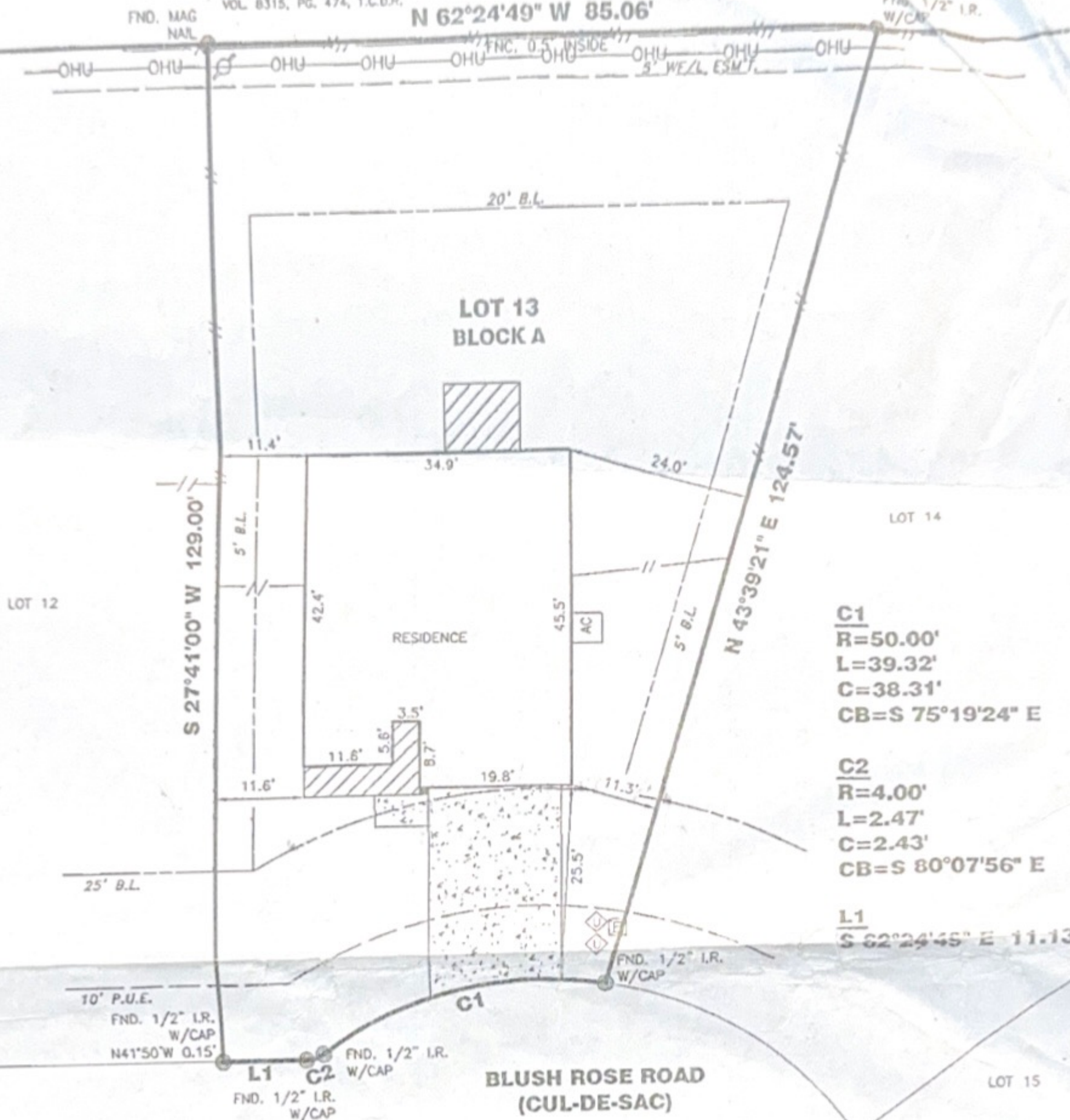
CONCRETE
COVERED
A/C PAD

SCALE 1"=20'
FIRE HYDRANT
LIGHT STAKE
UTILITY POLE
MANHOLE
WATER METER
UTL. PEDESTAL

WILLARD PFLUGER AND CAMILLE PFLUGER
(CALLED 2.751 ACRES)
VOL. 8315, PG. 474, T.C.D.R.

N 62°24'49" W 85.06'

FND. 1/2" I.R.
W/CAP



C1
R=50.00'
L=39.32'
C=38.31'
CB=S 75°19'24" E

C2
R=4.00'
L=2.47'
C=2.43'
CB=S 80°07'56" E

L1
S 62°24'45" E 11.13'

PROPERTY INFORMATION

LOT 13 BLOCK A

SUBDIVISION:

FALCON POINTE SECTION FOURTEEN (PHASE 2)

RECORDING INFO:

RECORDED UNDER DOC. 201400211
OFFICIAL PUBLIC RECORDS OF TRAVIS
COUNTY TEXAS.

BORROWER:

TITLE CO.: NORTH AMERICAN TITLE CO.

G.F.# 14668-16-01916 G.F. DATE: 01/19/16

SURVEYED FOR: LENNAR HOMES

DRAWING INFORMATION

TRI-TECH JOB NO: SMS-LR1143-15

CLIENT JOB NO: N/A

DRAWN BY: MR

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 11-13-15

NOTES:

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE
RECORDED PLAT UNLESS OTHERWISE NOTED.

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS,
& ORDINANCES, IF ANY.

ALL ROD CAPS ARE STAMPED "M&C" UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND EASEMENT RIGHTS RECORDED IN
DOC. 201400211 (PLAT), 2003195545, 2001135664, 2002038135,
2002206750, 2004051336, 2005198711, 2007002231, 2007196777,
2008118423, 2010002623, 2010068190, 201100135, 2011190037,
2012075405, 2012077947, 2012220260, 2013158300, 2013219995,
2014042110, 2014042209, 2014182694, 2015115440 AND 2014152002.
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE
SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR, THIS
SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE
SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON
THIS SURVEY ARE BASED ON THE RECORDED MAP, PLAT AND/OR
DEEDS IN CONJUNCTION WITH TITLE INFORMATION OBTAINED FROM
THE TITLE REPORT LISTED HEREON.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED
EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.)
AND ZONING ORDINANCES, IF ANY, THAT AFFECT SUBJECT
PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY EAVES, CUTTERS OR
OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY
PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES,
UNLESS OTHERWISE SHOWN HEREON.

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO
ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY
WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR
CONSTRUCTION.

REVISIONS

NO.	DATE	REASON	BY
1	02/02/16	CORRECTIONS	AH



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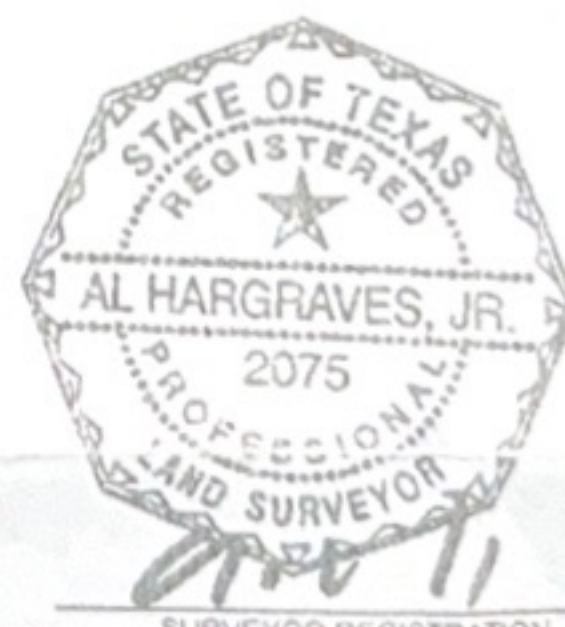
WWW.SURVEYINGCOMPANY.COM

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San Marcos, Texas 78666 Fax: (512) 440-0224
Firm Reg. Number 10193729

CERTIFICATION

I, the undersigned registered professional land surveyor,
do hereby state that the plat shown hereon represents a
boundary survey made on the ground under my
supervision of the tract or parcel of land, according to the
map or plat thereof, indicated hereon.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.
THIS SURVEY IS INVALID WITHOUT THE ORIGINAL
EMBOSSED SURVEYOR'S SEAL AND SIGNATURE
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SURVEYOR REGISTRATION