

\* CITY ORDINANCES  
\*\* RESTRICTIVE COVENANTS  
\*\*\* BUILDER GUIDELINES

I.R. = IRON ROD  
I.P. = IRON PIPE  
P.L. = PROPERTY LINE  
U.E. = UTILITY EASEMENT  
FND. = FOUND  
FNC. = FENCE  
P.U.E. = PUBLIC UTILITY ESMT.  
P.A.E. = PERMANENT ACCESS ESMT

**LEGEND**

M.U.E. = MUNICIPAL UTILITY ESMT  
S.S.E. = SANITARY SEWER ESMT.  
W.L.E. = WATERLINE EASEMENT  
R.O.W. = RIGHT-OF-WAY

I. IRON FENCE  
X. WIRE FENCE  
//. WOOD FENCE  
O. CHAIN LINK FENCE  
—. BUILDING LINE (B.L.)  
- - - EASEMENT LINE  
—. AERIAL EASEMENT (A.E.)

CONCRETE  COVERED  SOG  BRICK  A/C PAD  ELEC. BOX  UTIL. PED  MH MANHOLE  WATER METER

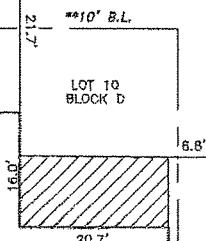
LOT 15

LOT 16  
S 69°16'39" W 53.50'

LOT 17

10' 10' 30'  
SCALE 1"=20'

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



FND. 1/2' I.R.

LOT 11

S 20°43'20" E 127.50'

RESIDENCE

N 20°43'20" W 127.50'

LOT 9

FND. 1/2' I.R.

N 69°16'40" E 53.50'

FND. 1/2' I.R.

STETSON HAT TRAIL  
(50' R.O.W.)

**PROPERTY INFORMATION**

LOT 10 BLOCK D

**SUBDIVISION:**

WOLF RANCH WEST, SECTION 4B, PHASE 2

**RECORDING INFO:**

DOCUMENT NO. 2019114626, PLAT RECORDS,  
WILLIAMSON COUNTY, TEXAS

**TITLE CO.**

STEWART TITLE GUARANTY COMPANY

G.R. # 659453 G.F. DATE: 06-05-20

**SURVEYED FOR:**

PERRY HOMES

**DRAWING INFORMATION**

TRI-TECH JOB NO: SMS-PY1318-20

CLIENT JOB NO: N/A

DRAWN BY: BS

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 07-07-20

**FLOOD INFORMATION**

F.I.R.M. NO: 48491C PANEL: 0290E  
REVISED DATE: 09-26-2008 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREIN IS BASED ON THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE FIRM'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES

**NOTES:**

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

ALL ROD CAPS ARE STAMPED "PAPER DRAFT", UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER FILE NO.

2019114626, MR.WLC.TX, W.C.D. FILE NOS. 2014091598, 2014091600, 2016021622,

2016107822, 2017015698, 2019024064, 2019074880, 2019125586, G.P.H. 19 C.1X

THE FOLLOWING EASEMENTS MAY APPLY TO THIS LOT: VOLUME 249 PG 163, VOLUME 2193 PG 74, VOLUME 2191 PG 78, 2011060728

201908995, O.P.H. W.C. 12.

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

ABSTRACT INFORMATION PROVIDED HEREIN IS BELIEVED TO BE ACCURATE AND CORRECT BY THE INDEPENDENT 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 COMPANY LISTED HEREON.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, INDEMNITY AGREEMENTS, RESTRICTIONS, ETC. AND ZONING ORDINANCES (INCLUDES CITY OF BIRMINGHAM), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOWN ON THIS PLAT.

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

**TRI-TECH SURVEYING COMPANY, L.P.**  
155 Riverwalk Office  
San Marcos, Texas 78666  
Phone: 512-440-8222

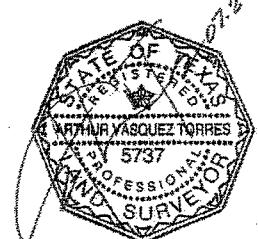
[www.tritechtx.com](http://www.tritechtx.com)

TRMLS #10193721

**CERTIFICATION**

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

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY.  
© 2020, TRI-TECH SURVEYING COMPANY, L.P.



SURVEYOR REGISTRATION

X B2 7/27/20 7/28/20 X Logan Kettner/Kael 7/28/20

## SURVEY ACCEPTANCE LETTER

File No.: 659453

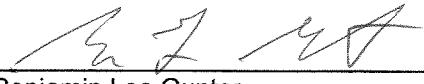
Date: July 28, 2020

Re: Lot 10, Block D of Wolf Ranch West, Section 4B, Phase 2, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded under Document Number 2019114626 of the Official Public Records of Williamson County, Texas.

This is to certify that I/We have been shown a copy of the survey of the above captioned property, dated 07/06/2020, made by Arthur Vasquez Torres, Registered Public Surveyor No. 5737, and I/We am/are aware of the following:

Concrete drive into 10' PUE  
Fence does not follow property line

I/We hereby have no objections to these matters, and hereby indemnify and hold Stewart Title of Austin, LLC harmless with regard to same from any liability arising from the above mentioned items.

  
\_\_\_\_\_  
Benjamin Lee Gunter

  
\_\_\_\_\_  
Logan Katherine Knoll