

SCALE: 1"=20'

LEGEND

- EB ELEC. BOX
- S SEWER
- W WATER METER
- T TELE. PED.
- MH ELEC. MANHOLE
- IRON ROD FND.
- ⊕ FIRE HYDRANT
- AC A/C UNIT
- G GAS METER

SURVEYOR'S NOTES

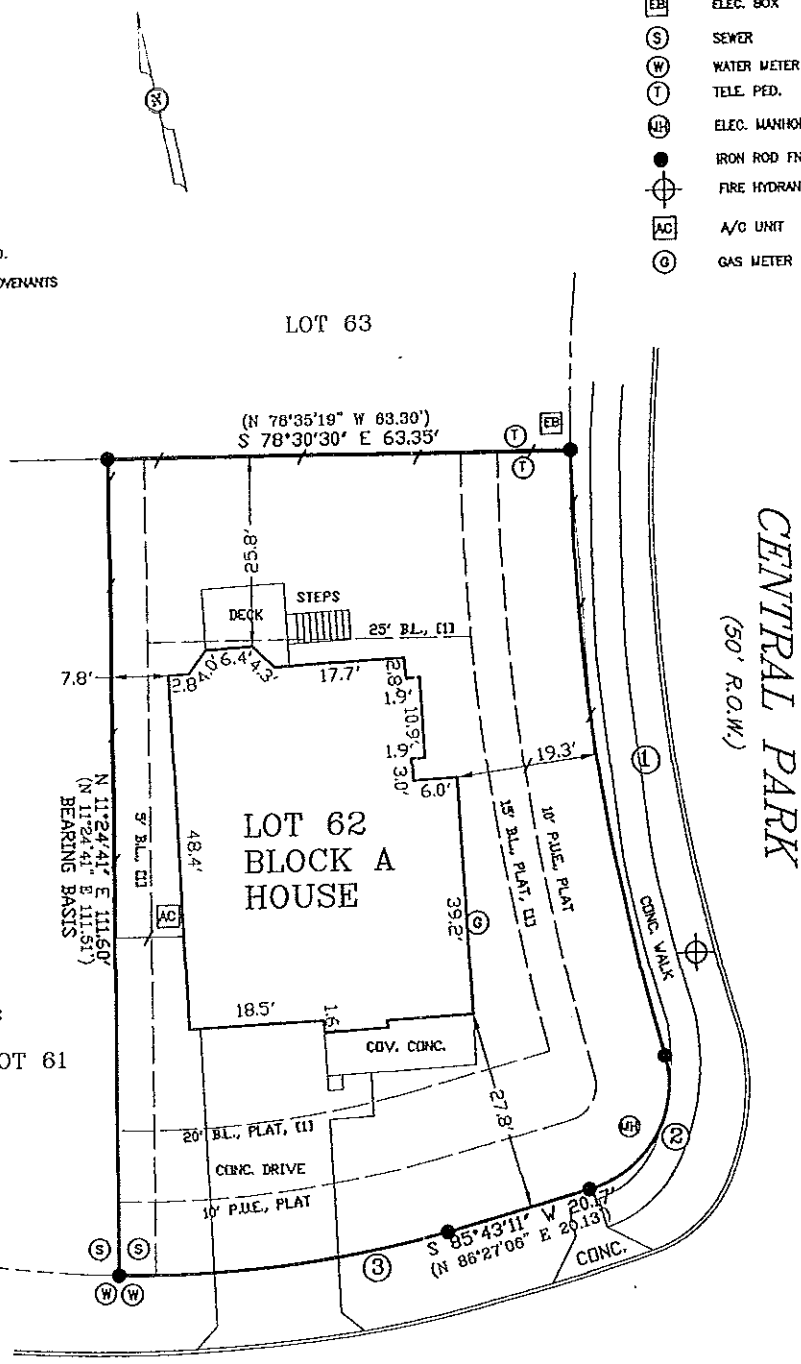
() DENOTES RECORD INFORMATION
 (1) BUILDING LINE PER STEINER RANCH SUPPLEMENTAL GUIDELINES.
 PROPERTY OWNER SHALL PROVIDE ACCESS TO ALL DRAINAGE AND ELEC. ESMTS. PER GENERAL PLAT NOTES # 2, 20, 22 AND 23.
 ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

ACCORDING TO STEWART TITLE GUARANTY CO. TITLE COMMITMENT LOT 62 IS SUBJECT TO THE RESTRICTIVE COVENANTS AS STATED IN:
 DOC.# 200300254 VOL. 13008, PG. 758
 VOL. 13036, PG. 559
 DOC.# 2000143255
 DOC.# 2002057508
 DOC.# 2004027474
 DOC.# 2004036580
 DOC.# 2004092278
 DOC.# 2004092279
 DOC.# 2004168190
 DOC.# 2005091740
 DOC.# 2005183691
 DOC.# 2004184995
 DOC.# 2004184996
 DOC.# 2005231870
 DOC.# 2005233454
 DOC.# 2006012878
 DOC.# 2006012879
 DOC.# 2006019332
 DOC.# 2005068992
 DOC.# 2000009813
 DOC.# 2000009817
 DOC.# 2001083771
 DOC.# 2004144318
 DOC.# 2004168190
 DOC.# 2006031917
 DOC.# 2006079042
 DOC.# 2004038584
 DOC.# 2003057189
 DOC.# 2003163351
 DOC.# 2004009709
 DOC.# 2004009708
 DOC.# 2004014509
 DOC.# 2004141192
 DOC.# 2005212511

THE PLAT OF STEINER RANCH PARKSIDE DOES NOT DEPICT 150' CEF SETBACK ON LOT 6 (GENERAL PLAT NOTES ITEM 25)
 LOT 62 IS SUBJECT TO A RESERVED 7.5' MAX. P.U.E. ALONG ANY LOT LINE PER VOL. 13008, PG. 758 AND DOC.# 2000143255.
 LOT 62 IS NOT SUBJECT TO THE ACCESS ESMTS. OF RECORD IN DOC. 2003232702 & DOC. 2005231871.
 SEE DOC.# 2001009450, #2005231774 #2008012653, #2001009451 #2002078417, #2005068085 #2005087304, #2005233939 #2006012653, #2001181704 FOR PROVISIONS TO A CONSERVATION EASEMENT.
 LOT 62 IS NOT SUBJECT TO THE FOLLOWING DOC.# 2003232701
 ESMT. RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY PROSPERITY TITLE CO. PER COMMITMENT G.F.# 998100017; SCHEDULE B, PARAGRAPH 10.

CURVE TABLE

- ①
 $C=S\ 03^{\circ}17'39''\ W\ 83.30'$
 $A=83.66'\ R=295.00'$
 $(C=S\ 03^{\circ}17'43''\ W\ 83.30')$
 $(A=83.68')$
- ②
 $C=S\ 41^{\circ}20'38''\ W\ 21.26'$
 $A=23.62'\ R=15.00'$
 $(C=N\ 40^{\circ}48'55''\ E\ 21.25')$
 $(A=23.62')$
- ③
 $C=N\ 85^{\circ}07'52''\ W\ 45.38'$
 $A=45.55'\ R=155.00'$
 $(C=S\ 85^{\circ}07'52''\ E\ 45.38')$
 $(A=155.00')$



LOT No. 62	BLOCK "A"	SUBDIVISION / ADDITION STEINER RANCH PARKSIDE
SECTION -	PHASE -	Doc.# 200300254 Page(s) - Cabinet - PLAT RECORDS
UNIT -	COUNTY, TEXAS	Volume - Side -
CITY TRAVIS		Street Address: 12600 LEE PARK LANE
		Reference: ASHLEY O'BRANOVICH AND BRIAN O'BRANOVICH

By	Date
FIELD WORK DG	10-11-06
DRAFTING MW	10-11-06
FINAL CHECK -	10-11-06
CORRECTIONS	
UP DATE	

TO THE LIENHOLDERS AND/OR OWNERS OR THE PREMISES AND/OR PROSPERITY TITLE COMPANY

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 herein.



David Bell 10/11/06
ALL POINTS SURVEYING
 611 SOUTH CONGRESS AVENUE - SUITE 100
 AUSTIN TX. 78704
 TELE.: (512) 440-0071 - FAX: (512) 440-0199

