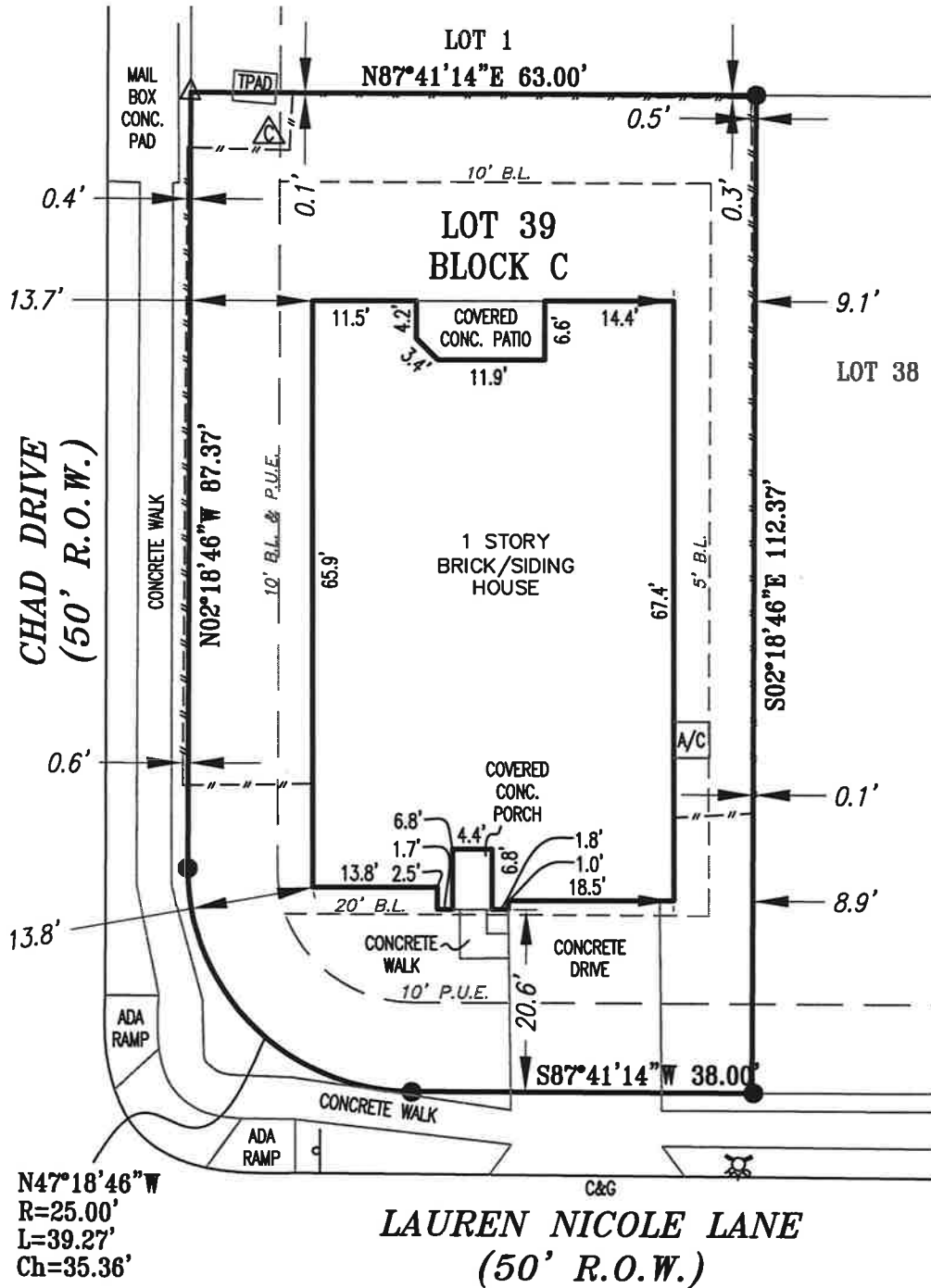


# SURVEY PLAT OF

Local Address: 3300 LAUREN NICOLE LANE, ROUND ROCK, TX  
 Legal description: Lot 39, Block C, MADSEN RANCH, PHASE TWO, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Document No. 2017090819, Official Public Records, Williamson County, Texas.



SCALE: 1" = 20'

### LEGEND

- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- STOP SIGN
- ⊗ FIRE HYDRANT
- ⊠ CABLE PEDESTAL
- // — WOOD FENCE
- B.L. BUILDING LINE SETBACK
- P.U.E. PUBLIC UTILITY EASEMENT
- C&G CURB AND GUTTER
- TPAD TRANSFORMER PAD



Carlson, Brigance & Doering, Inc.

FIRM ID #F3791    REG. # 10024900

Civil Engineering    Surveying  
 5501 West William Cannon    Austin, Texas 78749  
 Phone No. (512) 280-5160    www.cbdeng.com

# SURVEY PLAT OF

Local Address: 3300 LAUREN NICOLE LANE, ROUND ROCK, TX  
Legal description: Lot 39, Block C, MADSEN RANCH, PHASE TWO, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Document No. 2017090819, Official Public Records, Williamson County, Texas.

TO: LENNAR HOMES OF TEXAS SALES AND MARKETING, LTD., A LIMITED PARTNERSHIP AND NORTH AMERICAN TITLE INSURANCE COMPANY

GF # 14668-18-04138 EFFECTIVE DATE: MAY 10, 2018

SUBJECT TO RESTRICTIVE COVENANTS AS THOSE RECORDED IN DOCUMENT NO(S). 2014093783, 2016093030, 2017090819 (PLAT), 2016094401, 2016095363, 2016095364, 2017010047, 2018034562, AND 2018038774, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

10.

- f. A 10 FOOT PUBLIC UTILITY EASEMENT AND SIDEWALK EASEMENT ALONG THE ABUTTING AND LONG THE STREET SIDE PROPERTY LINE, AS SET OUT ON THE MAP RECORDED IN DOCUMENT NO. 2017090819, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- h. PERPETUAL EASEMENT RIGHTS FOR UTILITY PURPOSES AS SET OUT ON THE PLAT RECORDED IN DOCUMENT NO. 2017090819, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
- i. A 20 FOOT BUILDING LINE ALONG THE FRONT PROPERTY LINE, 10 FOOT ALONG THE REAR, AND 5 FOOT ALONG THE SIDE PROPERTY LINES AS SET OUT ON THE MAP RECORDED IN DOCUMENT NO. 2017090819, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
- k. ALL TERMS, CONDITIONS, COVENANTS, EASEMENTS, RESTRICTIONS, ASSESSMENTS, MAINTENANCE CHARGES, AND OTHER PROVISIONS AS RECORDED IN DOCUMENT NO. 2016093030, OFFICIAL PUBLIC RECORDS, AND AS AMENDED, REFILED, SUPPLEMENTED AND/OR RESTATED, WILLIAMSON COUNTY, TEXAS.
- l. TERMS, CONDITIONS, STIPULATIONS, AND RESTRICTIONS, INCLUDING BUT NOT LIMITED TO ARBITRATION PROVISIONS, CONTAINED IN INSTRUMENT FILED FOR RECORD IN DOCUMENT NO.\*\*\*, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

I, the undersigned, do hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown hereon and that said property has access to and from a dedicated roadway except as shown hereon. The legally described property IS NOT within a special flood hazard area as designated by the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map Number 48453C0140H for Williamson County, Texas, dated September 26, 2008.

Dated, this the 6th day of JULY, 2018.



ORIGINAL COPY VALID ONLY IF SEALED IN RED INK

SHEET 2 OF 2

A handwritten signature in blue ink that reads "Marvin Dearbonne Jr." with a stylized flourish.

MARVIN DEARBONNE JR., RPLS# 5697  
Carlson, Brigrance and Doering, Inc.  
5501 West William Cannon  
Austin, Texas 78749  
(512) 280-5160 (512) 280-5165 (fax)  
mdearbonne@cbdeng.com



PATH:- J:\4752-097\DWG\TITLE-3300 LAUREN NICOLE LANE - LOT 39C.dwg