

A SUBDIVISION PLAT RECORDS OF

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NOW OR FORMERLY
SETTLERS RIDGE SECTION 4, PHASE I
VOL. 92, PGS. 142-143

LOT 1

LOT 2

10' ELEC. ESMT.
VOL. 13262, PG. 692

S 60°24'15"E 86.92'

7.5' P.U.E. (plat)

15' DRAINAGE ESMT. (plat)

• 20' B.L.

LOT 1
BLOCK C

COVERED PATIO

2 STORY BRICK & FRAME HOUSE

COVERED BRICK PORCH

BROWN DRIVE
50' R.O.W. ~ ASPH. PVMT.
N 28°44'36"E 99.92'

10' P.U.E. (plat) • 15' B.L.

7.5' B.L.

125.56'

S 29°44'36"W LOT 2

• 25' B.L.

10' P.U.E. (plat)

ELEC. PED.

ELEC. PED.

LIGHT POLE

S 16°15'24"E
C- 35.36'
A- 39.27'

S 59°25'28"E
C- 59.75'
A- 59.76'

OLYMPIC DRIVE
60' R.O.W. ~ ASPH. PVMT.

* BUILDING LINES PER CITY OF
PFLUGERVILLE ZONING ORDINANCE AND
IN VOL. 101, PG. 23, PLAT RECORDS,
TRAVIS COUNTY, TEXAS.

THIS LOT IS SUBJECT TO THE EASEMENT
RIGHTS AND RESTRICTIONS RECORDED IN:
VOL. 13157, PG. 637; VOL. 13281, PG. 977
AND VOL. 13307, PG. 371, REAL PROPERTY
RECORDS AND IN VOL. 101, PGS. 23-24,
PLAT RECORDS, TRAVIS COUNTY, TEXAS.

THIS LOT IS NOT AFFECTED BY THE
LOCATION OF THE EASEMENTS DESCRIBED
IN VOL. 4405, PG. 894, DEED RECORDS,
AND VOL. 13250, PG. 3124, REAL PROPERTY
RECORDS, TRAVIS COUNTY, TEXAS.

Jim E. Shale
Hans J. Givrell

JOB NO. 02-3118