

LOT A

LOT B

(BEARING BASIS)
S 80°00'00"W 139.99' (139.99')

(5' P.U.E.) 558/532
7.5' P.U.E.

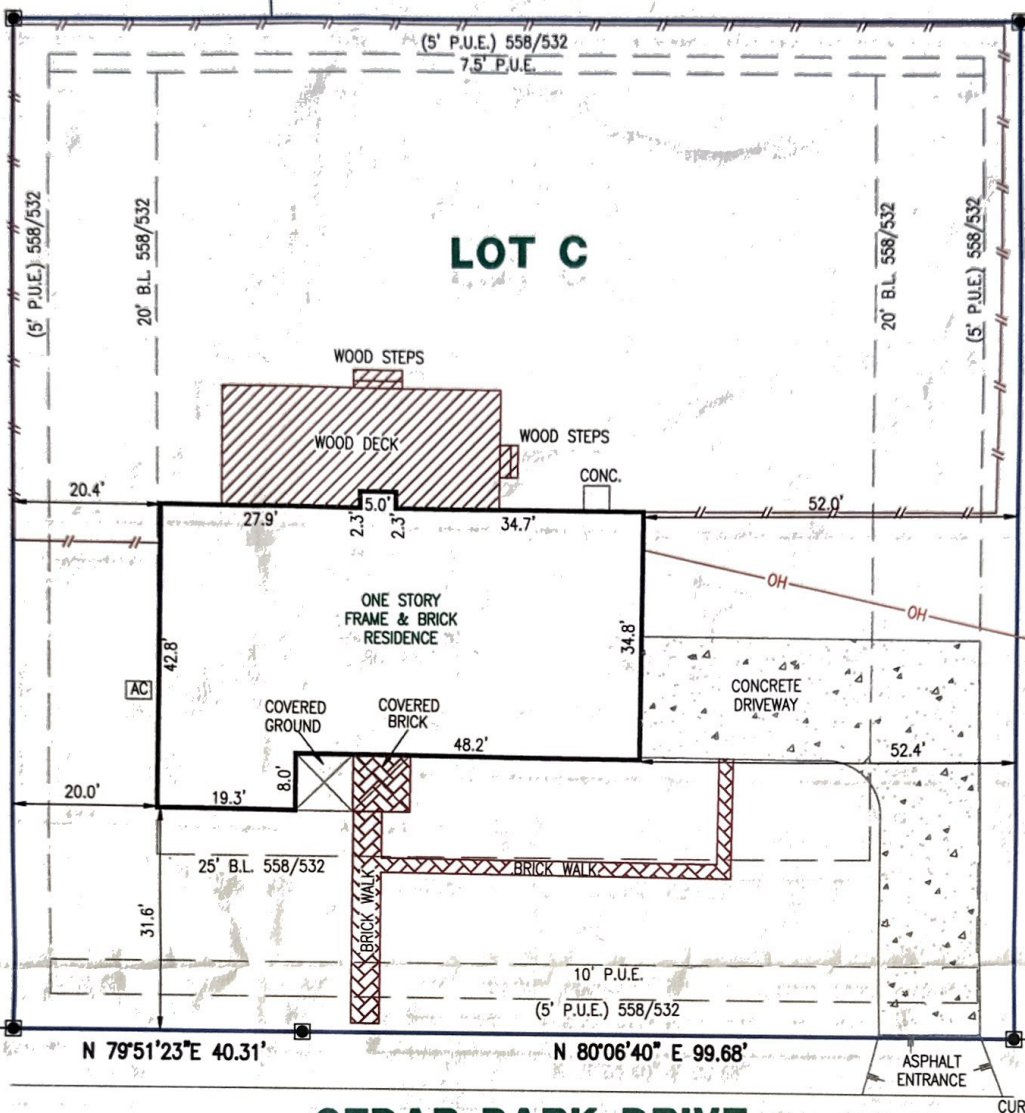
LOT A

LOT B

LOT C

S 10°00'00"E 141.95'

N 10°00'00"W 142.05'

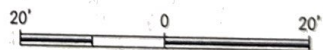


LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- ▲ 600 NAIL FOUND
- △ 600 NAIL SET
- CAPPED REBAR FOUND
- ⊗ "X" SET IN CONCRETE
- ⊗ "X" FOUND IN CONCRETE
- SPINDLE FOUND
- PUNCH HOLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- () PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING
- OH OVERHEAD UTILITY LINE
- PP POWER POLE
- AC AIR CONDITIONER

CEDAR PARK DRIVE

(50' R.O.W.)



Notes:

- 1) Subject to restrictions and easement rights as stated in V.558, P.532, Deed Records and in Cabinet B, Slide 30, Plat Records and Doc.No.2017008825 Official Public Records.
- 2) Subject to a Blanket Type Water Line Easement, being 10' in width centered on pipelines as/when installed per V.499, P.691 Deed Records.
- 3) Pipeline Easement per V.427, P.215 and V.573, P.79 Deed Records, do not affect this lot.



[Signature]
TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO
CAPITAL TITLE COMPANY
FIRST NATIONAL TITLE INSURANCE COMPANY
I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE WITH THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR LAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

FLOOD CERTIFICATION

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0465E, DATED 08/26/08. IT IS REPRESENTED AS IN ZONE "X". HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED BY THIS FIRM AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED ON SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

STREET ADDRESS: 1008 CEDAR PARK DRIVE CITY: CEDAR PARK COUNTY: WILLIAMSON STATE OF TEXAS
LOT: C SUBDIVISION: RESUBDIVISION OF LOTS 6 & 7, BLK.9, CEDAR PARK RANCHETTES, UNIT THREE
REFERENCE NAME: JOSEPH P. ONORATO DOC.NO. 2017008825 OFFICIAL PUBLIC RECORDS

G.F. #: 17-288549-CP



B & G SURVEYING, LLC

FIRM REGISTRATION NO. 100363-00

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1404 West North Loop Blvd.
Austin, Texas 78756
Office 512*458-6969

JOB #: B0119517_WCP
DATE: 02/01/17
SCALE: 1" = 20'

FIELD WORK BY:	WB	02/01/17
CALC'D BY:	VG	02/01/17
DRAFTED BY:	AW3	02/01/17
CHECKED BY:	VG/ML	02/01/17