

\*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.

M.U.E. = MUNICIPAL UTILITY ESMT.

S.S.E. = SANITARY SEWER ESMT.

W.L.E. = WATERLINE EASEMENT

R.O.W. = RIGHT-OF-WAY

LEGEND

I

IRON FENCE

X

WIRE FENCE

W

WOOD FENCE

CL

CHAIN LINK FENCE

B.L.

BUILDING LINE (B.L.)

E

EASEMENT LINE

A.E.

AERIAL EASEMENT (A.E.)

CONCRETE

COVERED

SOD

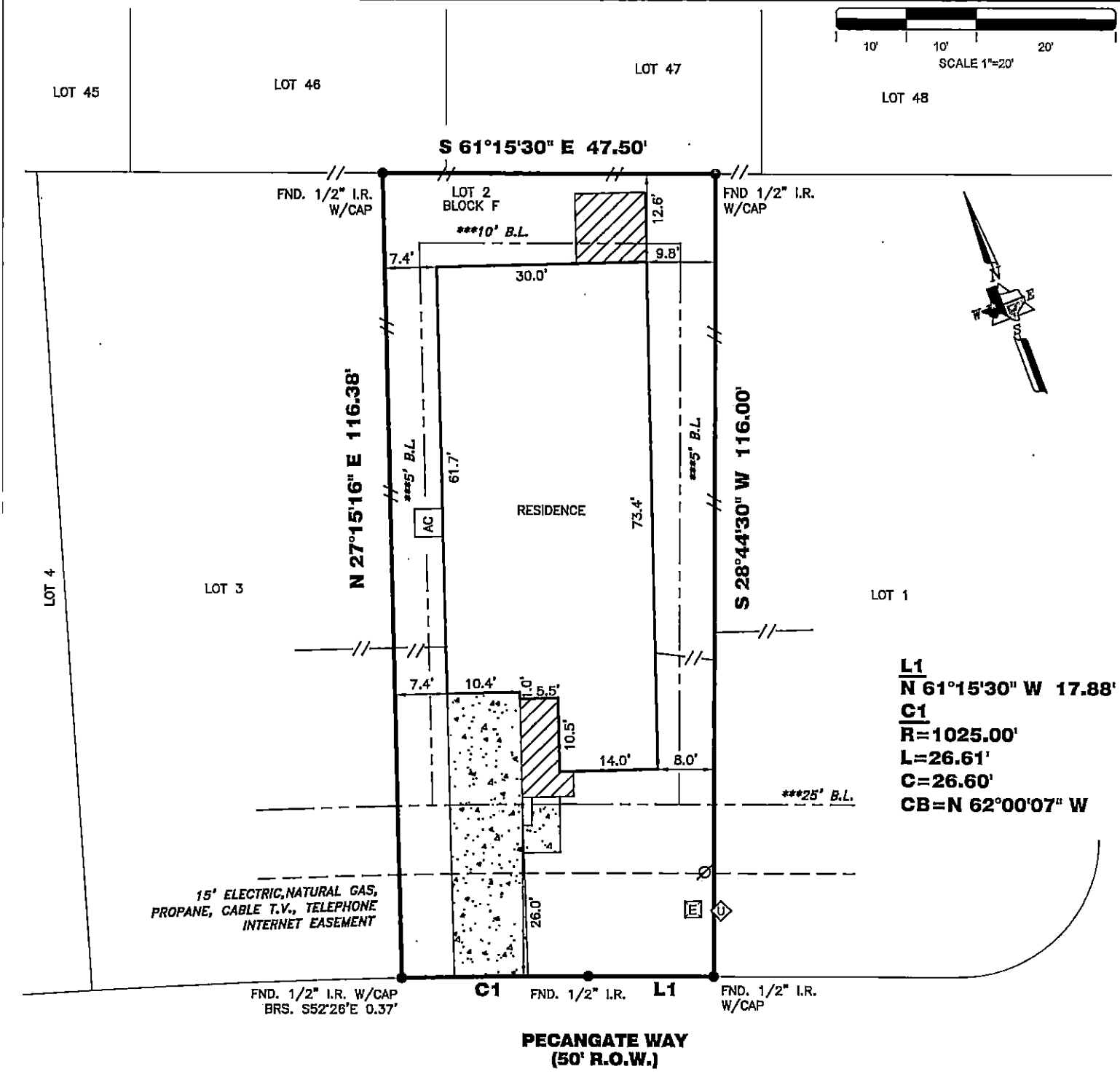
BRICK

A/C PAD

ELEC. BOX

UTIL. PED.

MANHOLE



**11820 PECANGATE WAY**

**PROPERTY INFORMATION**

LOT 2 BLOCK F

SUBDIVISION:  
SHADOWGLEN PHASE 2 SECTION 19A, FINAL PLAT

RECORDING INFO:  
PLAT NO. 201600301, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

BORROWER:  
CHARLES DEPPERSCHMIDT AND CHELSEA RODRIGUEZ

TITLE CO.  
PROSPERITY TITLE COMPANY

G.F.# 01346-12069 G.F. DATE: 02-15-18

SURVEYED FOR:  
SCOTT FELDER HOMES

**DRAWING INFORMATION**

TRI-TECH JOB NO: SMS-SF750-16

CLIENT JOB NO: N/A

DRAWN BY: RSR

BEARING BASE: REFERRED TO PLAT NORTH

FIELD DATE: 02-26-18

**FLOOD INFORMATION**

F.I.R.M. NO: 48453C PANEL: 0485H

REVISED DATE: 09-26-08 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING 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 F.I.R.M.'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

**NOTES:**

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

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 201600301, M.R.T.C.T.X., T.C.C.F. NOS. 2003086553, 2003201024, 2004017080, 2004028242, 2004120275, 2005004781, 2005160423, 2006113069, 2006144580, 2006151730, 2007009170, 2007122284, 2008023297, 2008176600, 2009043470, 2009043471, 2009065507, 2010033520, 2010033521, 2010084132, 2011001811, 2011183069, 2011190555, 2012127282, 2013079444, 2013218323, 2015087082, 2016019888, 2016109473, 2017161208, O.P.R.T.C.T.X.

THE FOLLOWING ITEM OF RECORD MAY AFFECT THIS LOT; VOL. 4822, PG. 1453, VOL. 4822, PG. 1557, VOL. 657, PG. 100, DOC. NO. 2006070597, 2006070800, 2006070801, 2006070802, 2007030521, 2007030522, 2007030523, 2007030524, 2009105345, 2009105346, 2009060079, 2010121855, 2014058312, 2015200115, 2016200119, 2012141821, O.P.R.T.C.T.X.

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

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED 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 REPORT LISTED HEREON.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES (INCLUDING CITY OF MANOR), IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

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.

ALL ROD CAPS ARE STAMPED "R.J.", UNLESS OTHERWISE NOTED.

**REVISIONS**

NO.	DATE	REASON	BY
1	5-10-17	CORRECTIONS	TG
2	05-09-17	FORM	GR
3	02-26-18	FINAL	RSR
4	02-28-18	TC	MAM

**TRI-TECH**  
SURVEYING COMPANY, L.P.

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San Marcos, Texas 78666  
Phone: 512-440-0222

www.tritechtx.com TBPLS #10193729

**CERTIFICATION**

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

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. THIS SURVEY IS INVALID WITHOUT THE ORIGINAL EMBOSSED SURVEYORS SEAL AND SIGNATURE.  
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SURVEYOR REGISTRATION

02-28-18