

Site Development Plan

LOTS 1 - 6

Holland Square Subdivision

Vol. 1, Pg. 273 & Vol. 1, Pg. 274, P.R.A.C.T.

IN THE

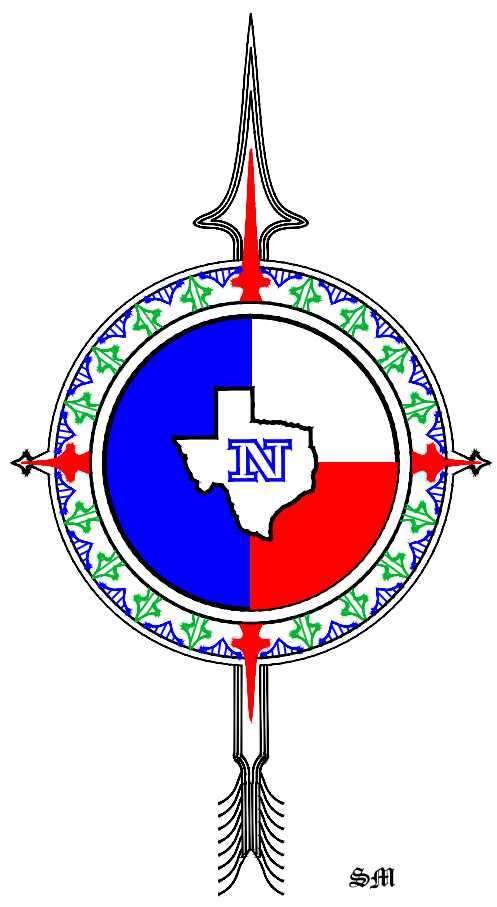
CITY OF BELLVILLE

JOHN NICHOLS LEAGUE, A-73

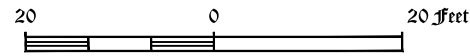
AUSTIN COUNTY, TEXAS

LEGEND

- 5/8" IRON ROD SET
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
- 1/2" IRON ROD FOUND
- B.L. — BUILDING LINE
- U.E.-D.E. — UTILITY EASEMENT
- TBM "X" SET @ B/C
- () DEED CALL

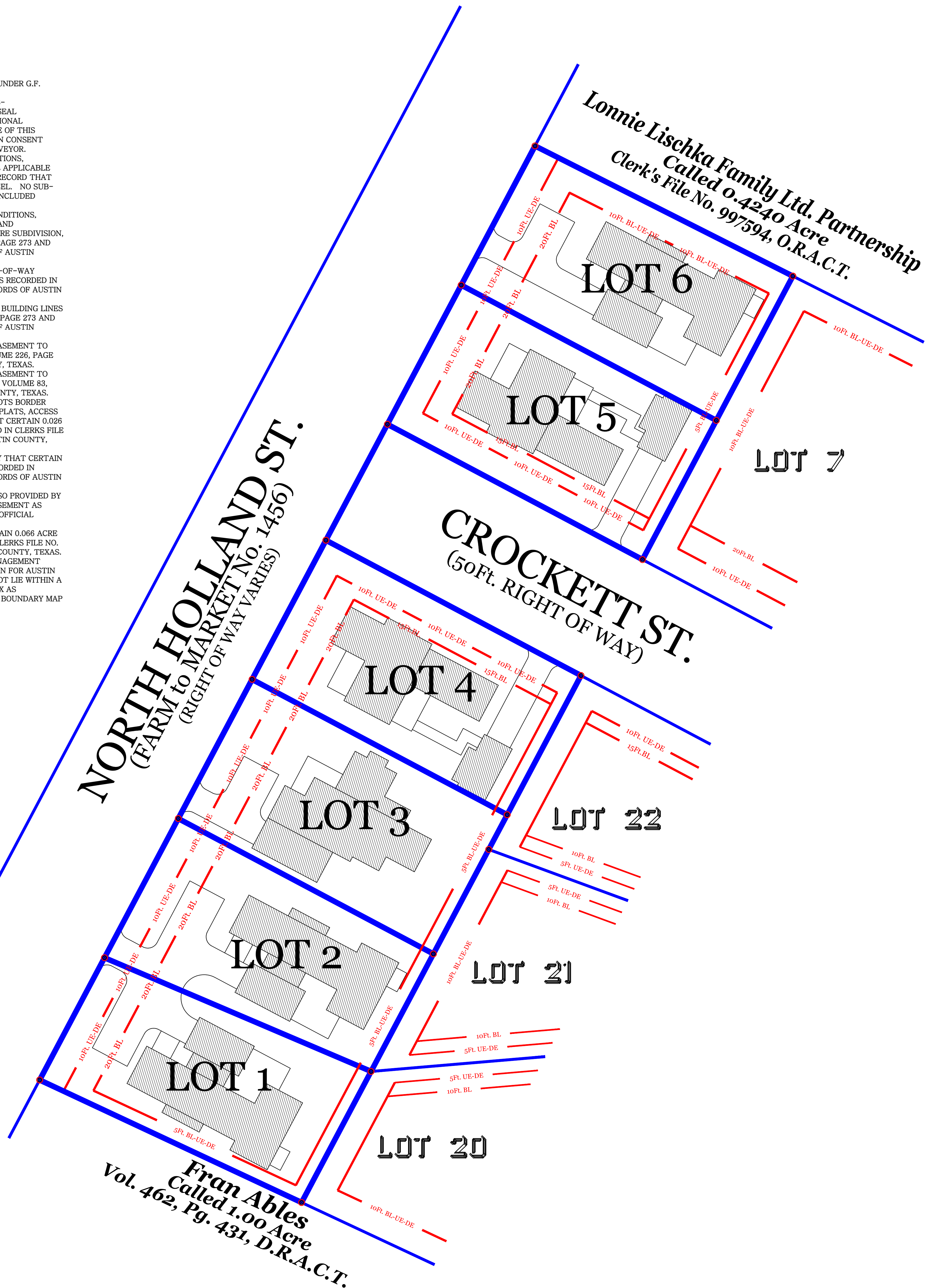


SCALE: 1" = 20'



NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2. THIS SURVEY IS BASED ON A TITLE REPORT ISSUED BY BELLVILLE ABSTRACT COMPANY, UNDER G.F. NO. 44515, ISSUED MAY 23, 2016.
3. THIS SURVEY IS EXCLUSIVELY FOR THIS TRANSACTION ONLY AND MUST BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR TO BE VALID, ANY OTHER USE OF THIS SURVEY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE REGISTERED PROFESSIONAL LAND SURVEYOR.
4. SUBJECT TO EASEMENTS, ORDINANCES, CONDITIONS, RESTRICTIONS AND ANY, AND ALL ADDITIONAL APPLICABLE INSTRUMENTS THAT MAY OR MAY NOT BE OF RECORD THAT AFFECT OR COULD AFFECT THE SUBJECT PARCEL. NO SUB-SURFACE FEATURES WERE INVESTIGATED OR INCLUDED WITHIN THE SCOPE OF THIS SURVEY.
5. SUBJECT TO THE FOLLOWING COVENANTS, CONDITIONS, RESERVATIONS, EASEMENTS, BUILDING LINES AND RESTRICTIONS APPLICABLE TO HOLLAND SQUARE SUBDIVISION, AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGE 273 AND VOLUME 1, PAGE 274 OF THE PLAT RECORDS OF AUSTIN COUNTY, TEXAS.
6. SUBJECT TO THAT CERTAIN 0.026 ACRE RIGHT-OF-WAY EASEMENT TO FIRST STATE BANK OF TEXAS AS RECORDED IN CLERKS FILE NO. 007656 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.
7. SUBJECT TO THOSE CERTAIN EASEMENTS AND BUILDING LINES AS SHOWN ON PLATS RECORDED IN VOLUME 1, PAGE 273 AND VOLUME 1, PAGE 274 OF THE PLAT RECORDS OF AUSTIN COUNTY, TEXAS.
8. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO THE CITY OF BELLVILLE AS RECORDED IN VOLUME 226, PAGE 291 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS.
9. SUBJECT TO THAT CERTAIN RIGHT-OF-WAY EASEMENT TO TEXAS POWER AND LIGHT CO. AS RECORDED IN VOLUME 83, PAGE 5 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS.
10. SUBJECT TO INGRESS AND EGRESS: SUBJECT LOTS BORDER NORTH HOLLAND STREET ACCORDING TO THE PLATS, ACCESS TO 8.809 ACRE TRACT ALSO PROVIDED BY THAT CERTAIN 0.026 ACRE RIGHT-OF-WAY EASEMENT AS RECORDED IN CLERKS FILE NO. 007656 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.
11. SUBJECT TO ADDITIONAL ACCESS PROVIDED BY THAT CERTAIN 0.066 ACRE RIGHT-OF-WAY EASEMENT AS RECORDED IN CLERKS FILE NO. 007657 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.
12. SUBJECT TO ACCESS TO 8.809 ACRE TRACT ALSO PROVIDED BY THAT CERTAIN 0.026 ACRE RIGHT-OF-WAY EASEMENT AS RECORDED IN CLERKS FILE NO. 007656 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.
13. ADDITIONAL ACCESS PROVIDED BY THAT CERTAIN 0.066 ACRE RIGHT-OF-WAY EASEMENT ESTABLISHED BY CLERKS FILE NO. 007657 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS.
14. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION FOR AUSTIN COUNTY, TEXAS, THE SUBJECT TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AND IS IN ZONE X AS GRAPHICALLY DETERMINED BY FLOOD HAZARD BOUNDARY MAP NO. 48015C0185E, DATED SEPTEMBER 3, 2010.



I HEREBY STATE THAT THIS SURVEY PLAT REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

DIGITAL PDF COPY OF THE SITE DEVELOPMENT PLAN FOR EXHIBIT PURPOSES ONLY NOT FOR RECORDATION PURPOSES

RONALD K. BRYANT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4361

A-SURVEY, INC.
"THE MASTERS OF MEASUREMENT"™

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T.B.P.L.S. FIRM REG. LIC. No. 10076700
PROJECT NO.: 16220A

OWNER

OLIVER CUSTOM HOMES, LLC
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AUSTIN, TEXAS 78759