

* 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.

LEGEND

F/W/L = FENCE, WALL, AND LANDSCAPE ESMT.
 W.L.E. = WATERLINE EASEMENT
 R.O.W. = RIGHT-OF-WAY
 UTIL. PED. = UTILITY PED.
 GAS VALVE = GAS VALVE
 WATER METER = WATER METER

IRON FENCE
 WIRE FENCE
 WOOD FENCE
 CHAIN LINK FENCE
 BUILDING LINE (B.L.)
 EASEMENT LINE
 AERIAL EASEMENT (A.E.)

CONCRETE
 COVERED
 SOD
 BRICK
 A/C PAD
 ELEC. BOX

UTIL. PED.
 GAS VALVE
 WATER METER

FIRE HYDRANT

**RONALD W. REAGAN BOULEVARD
 (220' R.O.W.)**

25' 25' 50'
 SCALE 1"=50'



LOT 2

LOT 1
 BLOCK B
 1.10 AC.

C1
R=3340.00'
L=128.70'
C=128.69'
CB=N 82°13'12" W
L1
N 35°42'42" W 49.84'

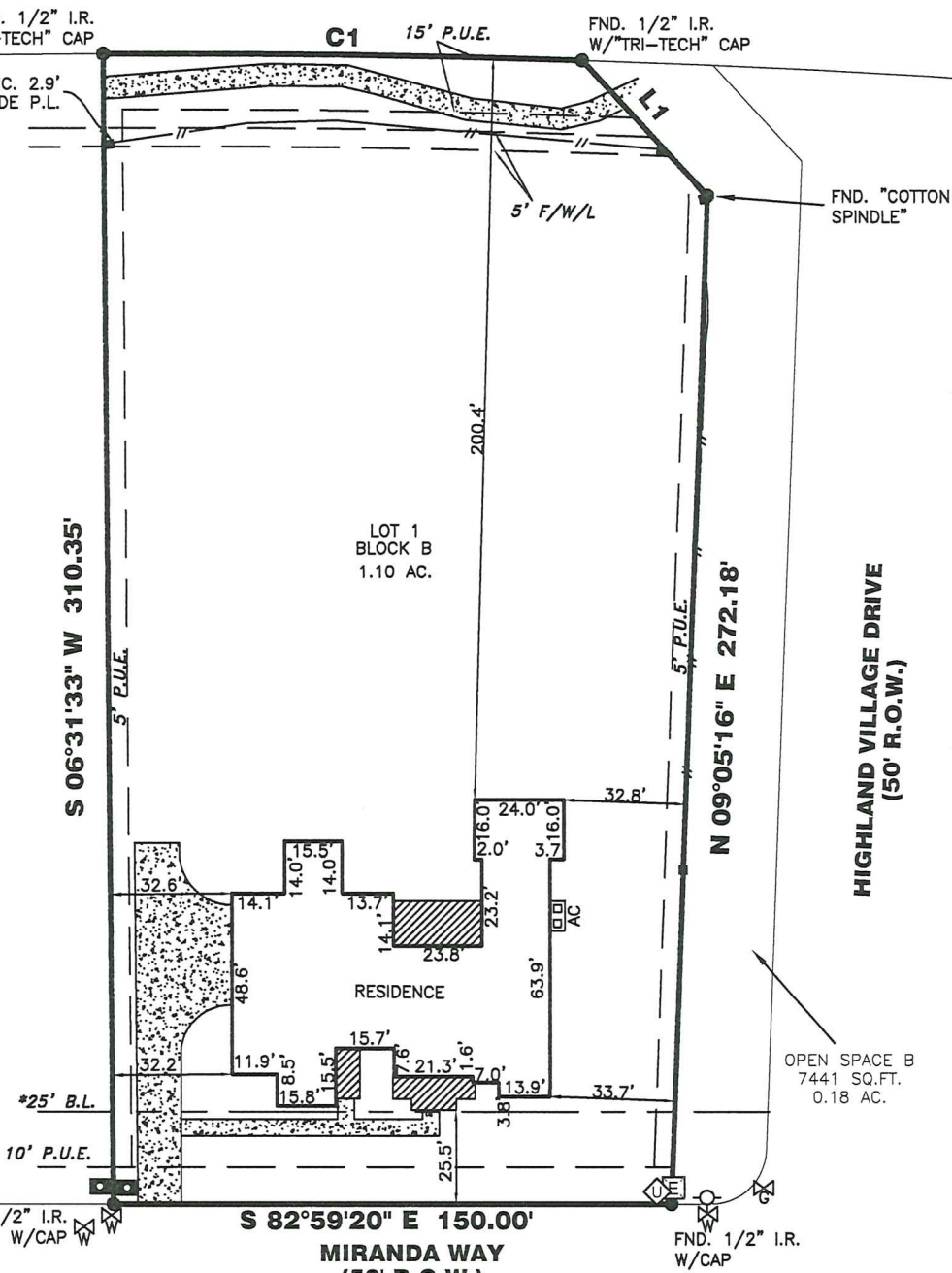
S 06°31'33" W 310.35'

N 09°05'16" E 272.18'

**HIGHLAND VILLAGE DRIVE
 (50' R.O.W.)**

S 82°59'20" E 150.00'
**MIRANDA WAY
 (50' R.O.W.)**

FND. 1/2" I.R.
 W/CAP



OPEN SPACE B
 7441 SQ.FT.
 0.18 AC.

221 MIRANDA WAY

PROPERTY INFORMATION

LOT 1 BLOCK B

SUBDIVISION:
 HIGHLAND VILLAGE PHASE ONE

RECORDING INFO:
 DOCUMENT NO. 2020019694, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

BORROWER:
 WILLIAM BURNETT AND LAJUANA BURNETT

TITLE CO.
 STEWART TITLE COMPANY

G.F.# 1183836 G.F. DATE: 03-17-22

SURVEYED FOR:
 SITTERLE HOMES

DRAWING INFORMATION

TRI-TECH JOB NO: SMS-SIT891-21
 CLIENT JOB NO: N/A
 DRAWN BY: VN
 BEARING BASE: REFERRED TO PLAT NORTH
 FIELD DATE: 10-19-21

FLOOD INFORMATION

F.I.R.M. NO: 48491C PANEL: 0275E
 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.

ALL ROD CAPS ARE STAMPED "PAPE-DAWSON", UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 2020019694, M.R.W.C.TX., DOCUMENT NOS. 2020020384, 2020021045, 2020021058, 202143443, 2021169398, O.P.R.W.C.TX.

THE FOLLOWING MAY AFFECT THIS LOT: VOLUME 1596, PAGE 458, VOLUME 2168, PAGE 44, AND CLERK FILE NOS. 2008048277, 199945396, 2017101872, 2019105285, 2019058109, 2019058201, 2020010746, 2019050150, O.P.R.W.C.TX.

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 GEORGETOWN), 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.

REVISIONS

NO.	DATE	REASON	BY
1	10-21-21	FORM	JO
2	02-10-22	FINAL	VN
3	03-30-22	TC	CDB
4	04-06-22	ADD ACREAGE	CDB



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.
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SURVEYOR REGISTRATION

03.31.2022