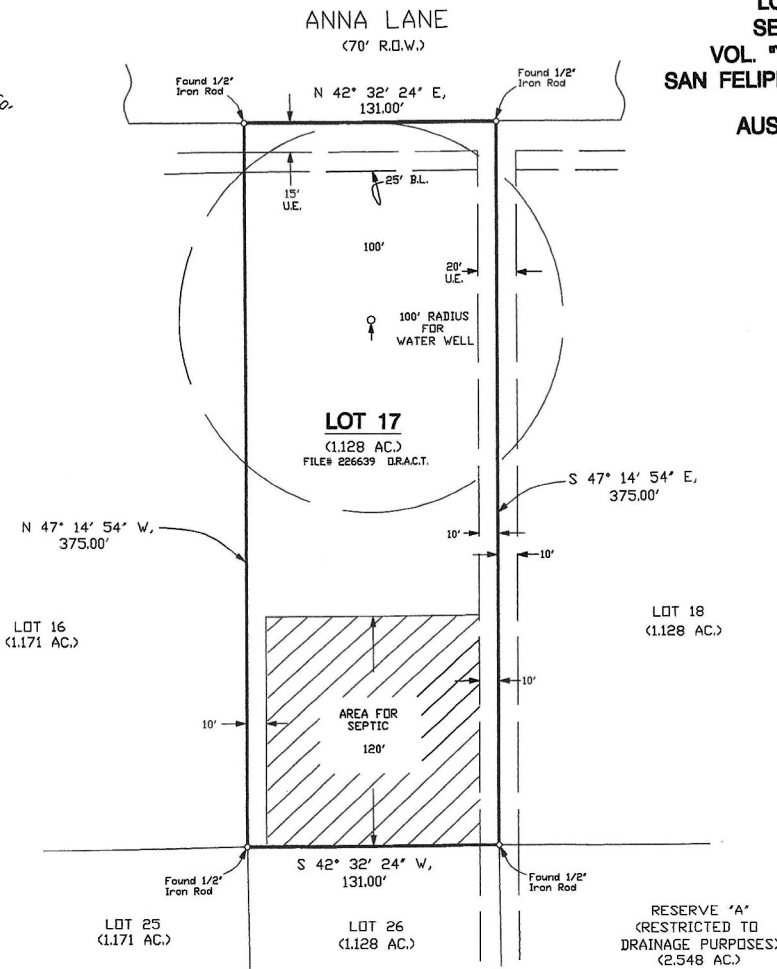


CREEKMORE MEADOWS SUBDIVISION  
 VOL. 3, PG. 22 P.R.A.C.T.  
 (FILE# 223536 O.R.A.C.T.)  
 LOT 11, BLOCK 19  
 SEALY SUBDIVISION  
 VOL. "Y", PG. 318 P.R.A.C.T.  
 SAN FELIPE de AUSTIN TOWN TRACT  
 A-5  
 AUSTIN COUNTY, TEXAS

SCALE  
  
 1" = 60'



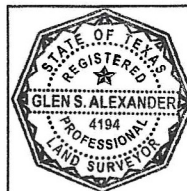
- NOTES: 1) The tract of land shown hereon lies within Zone "X" (Area of Minimal Flood Hazard) of the Flood Hazard Zone, according to the F.I.R.M., Flood Insurance Rate Map# 48015C 0400F, Revised October 18, 2019.
- 2) Bearings shown hereon are based upon Grid North as determined from G.P.S. Observation, State Plane Coordinates, Texas South Central Zone, NAD 83.
- 3) U.E. - Utility Easement  
 B.L. - Building Line
- 4) The tract of land shown hereon is located in the City of Sealy's ETJ.
- 5) There will be a 100' radius buffer between a well and any septic system drainfield, on all lots (per 3/22 P.R.A.C.T.)
- 6) The lot shown hereon is restricted to use for single family residential purpose (per File# 223538 D.R.A.C.T. & File# 223722 D.R.A.C.T.)
- 7) The tract of land shown hereon is subject to the Declaration of Covenants, Conditions, Restrictions, Reservations and Easements, recorded in File# 223538 D.R.A.C.T.; First Amended & Restated Declaration of Covenants, Conditions, Restrictions, Reservations and Easements, recorded in File# 223722 D.R.A.C.T.; Bylaws of Creekmore Meadows Property Owners Association, Inc., recorded in File# 223537 D.R.A.C.T. & Chapter 43 Texas Local Government Code Development Agreement, recorded in File# 181066 D.R.A.C.T., as applicable to Creekmore Meadows Subdivision.

- 8) The easements to Magnolia PipeLine Company, recorded in Volume 123, Page 495 D.R.A.C.T. & Volume 123, Page 496 D.R.A.C.T. are not described well enough to locate on the ground. The sketch showing the location of the Seagull Pipeline, recorded in Volume 367, Page 144 D.R.A.C.T. also shows the existing Mobile Pipeline (Formerly Magnolia Pipeline) which would indicate those pipelines are not located on the tract of land shown hereon.
- 9) The easement to Seagull Pipeline Corporation, recorded in Volume 367, Page 144 D.R.A.C.T. is not located on the subject tract shown hereon.
- 10) This plat was prepared for the exclusive use of the individuals and/or institutions named on this survey. It is not transferable to additional institutions or individuals without expressed recertification by Alexander Surveying.
- 11) This plat is the property of Alexander Surveying. Reproduction of this plat for any purpose is expressly forbidden without the written consent of an authorized agent of Alexander Surveying.

I, Glen S. Alexander, Registered Professional Land Surveyor, do hereby certify that the plat and/or the description shown hereon accurately represents the results of an on the ground survey made under my direction and supervision on DECEMBER 15, 2022, and all corners and acreage are shown hereon. There are no conflicts, protrusions or easements apparent on the ground, except as shown and/or noted hereon.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

GLEN S. ALEXANDER  
 Glen S. Alexander - Registered Professional Land Surveyor, #4194



THUC P. NGUYEN &  
 VAN HUY PHAM

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Glen S. Alexander	County AUSTIN	Field Crew J.E.
R.P.L.S. No. #4194	SAN FELIPE de AUSTIN Survey TOWN TRACT, A-5	Computations G.A.
TBPELS FIRM NO. 10134400	City CREEKMORE MEADOWS	Drafting D.C.
Date DECEMBER 15, 2022	Addition SUBDIVISION	AC. VOL# 212, PG. 63 218002534 Work Order 22-8216