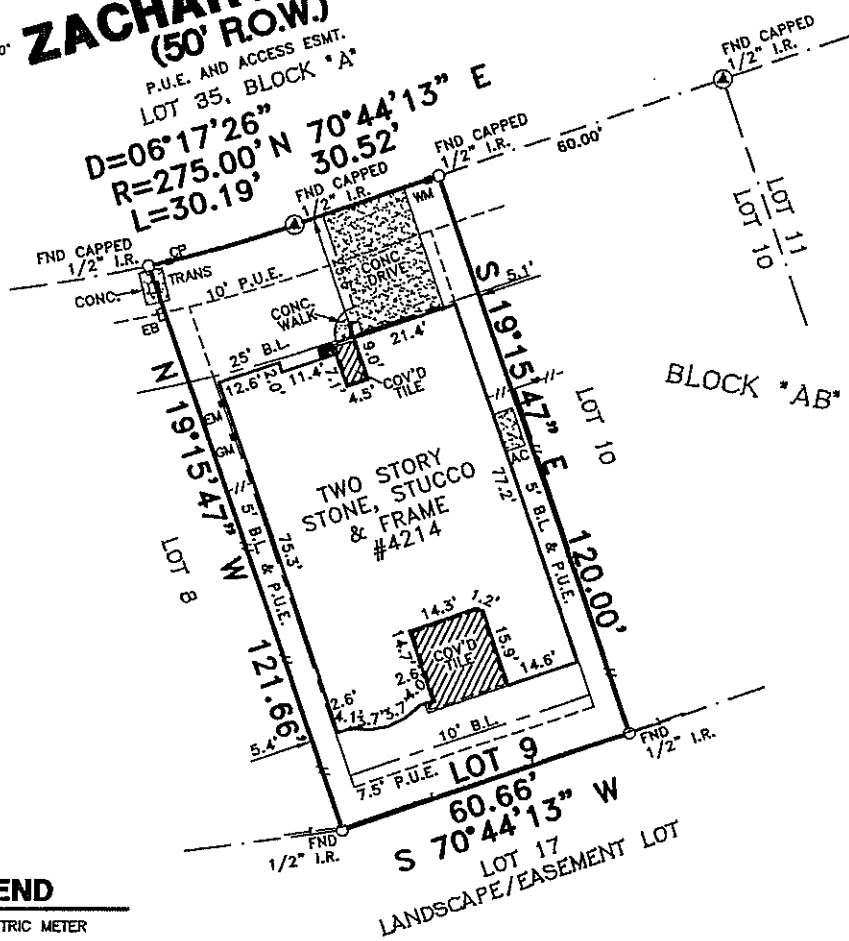


SCALE: 1" = 30'

ZACHARYS RUN (50' R.O.W.)

P.U.E. AND ACCESS ESMT.
LOT 35, BLOCK "A"

$D=06^{\circ}17'26''$
 $R=275.00'$ N $70^{\circ}44'13''$ E
 $L=30.19'$ $30.52'$



LEGEND

- EM - ELECTRIC METER
- GM - GAS METER
- TRANS - ELECTRIC TRANSFORMER
- EB - ELECTRIC BOX
- CP - CABLE TV PEDESTAL
- WM - WATER METER
- (dashed) — WROUGHT IRON FENCE
- (solid) — WOOD FENCE
- B.L. - BUILDING LINE
- P.U.E. - PUBLIC UTILITY EASEMENT
- (A) - CONTROL MONUMENT
- () - RECORD

NOTES:

- 1) SUBJECT TO RESTRICTIVE COVENANTS BY DOC. NO. 2011035598, DOC. NO. 2011037563, DOC. NO. 2011051587, DOC. NO. 2012020746, AND DOC. NO. 2012036891, W.C.O.P.R.
- 2) BUILDING LINES BASED ON PLOT PLAN PROVIDED BY STANDARD PACIFIC HOMES.
- 3) BUILDING SETBACKS SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE PER NOTE ON RECORDED PLAT.
- 4) SUBJECT TO A 15' ELECTRIC UTILITY EASEMENT, BEING 7.5' EITHER SIDE OF CABLES WHERE BURIED WITH RIGHTS OF INGRESS AND EGRESS TO PEDERNALES ELECTRIC COOPERATIVE, INC. BY DOC. NO. 2012101025, W.C.O.P.R.

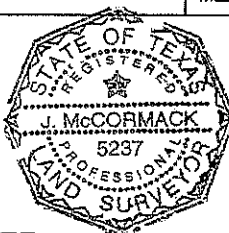
ALL BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED. ALL EASEMENTS AND BUILDING LINES ARE BASED ON THE RECORDED PLAT, UNLESS OTHERWISE NOTED. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY HAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. 1786217-AU15

SURVEY OF LOT 9, BLOCK "AB", THE RANCH AT BRUSHY CREEK, SECTION 10B SUBDIVISION, IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOC. NO. 2011037561, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

THIS TRACT IS LOCATED WITHIN FLOOD ZONE "X"(UNSHADED) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 481282 0470 E, REVISED SEPTEMBER 26, 2008. FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

PURCHASER	JOHN CHUMNANVECH AND TRANG VU	LENDER CO.	STANDARD PACIFIC MORTGAGE, INC.
ADDRESS	4214 ZACHARYS RUN	TITLE CO.	FIRST AMERICAN TITLE INSURANCE COMPANY

Windrose Land Services Austin
4120 Commercial Center Dr.
Suite 300
Austin, Texas 78744
TEL (512) 326-2100 FAX (512) 326-2770
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I do hereby certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no encroachments apparent on the ground, except as shown. Surveyor for Windrose Land Services Austin.

[Signature] 8/13/13

FIELD WORK	08/09/13	GE	DRAFTED BY	08/13/13	JP	CHECKED BY	08/13/13	RW
REVISION	-	-	-	-	-	MAPSCO PAGE	JOB NO.	
REVISION	-	-	-	-	-	374 Q	28760 SP	