

SCALE: 1" = 100'

GRAPHIC SCALE



- LEGEND**
- IRF IRON ROD FOUND (SIZE NOTED)
 - IRCF 1/2" IRON ROD WITH "PATE" CAP FOUND
 - IRCS 5/8" IRON ROD WITH "ACS" CAP SET
 - BAKER 1/2" IRON ROD WITH "BAKER-AICKLEN" CAP FOUND
 - △ CALCULATED POINT
 - CONTROL POINT OR BENCHMARK LOCATION
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - O.S.L. PUBLIC OPEN SPACE LOT
 - N.B.U. PROPOSED NEIGHBORHOOD BOX UNIT LOCATION
 - () RECORD INFORMATION
 - [] RECORD INFORMATION FROM VOL. 6821, PG. 2126
 - PROPOSED FOUR (4) FOOT WIDE SIDEWALK LOCATION

OWNER/ SUBDIVIDER:
WMV BECKER FARM ROAD, LLC
JAMES DOUGHERTY, MANAGER
3310 NORTH CAPITAL OF TEXAS HIGHWAY
SUITE 202
AUSTIN, TX 78746
512-342-8862

ENGINEER:
TIMOTHY JOHN MOLTZ, PE #71901
CATALYST ENGINEERING GROUP
100 SOUTH 2ND STREET
PFLUGERVILLE, TEXAS 78660

SURVEYOR:
CURTIS WAYNE WATTS, RPLS #6614
ALL-COUNTY SURVEYING, INC.
1102 SOUTH AUSTIN STREET
GEORGETOWN, TEXAS 78626 512-688-5485
FAX 254-714-7608
TX. FIRM LIC. NO. 10194304

LEGAL DESCRIPTION: 9.859 ACRES OUT OF
THE GEORGE M. MARTIN SURVEY NO. 9,
ABSTRACT NO. 529 IN TRAVIS COUNTY, TEXAS
CONVEYED TO WMV BECKER FARM ROAD,
LLC BY DEEDS OF RECORD IN DOCUMENT NO.
201078679, DOCUMENT NO. 2017156604 AND
DOCUMENT NO. _____ OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS
COUNTY, TEXAS

TOTAL NUMBER OF BLOCKS: 5
TOTAL NUMBER OF LOTS: 44

ACREAGE OF LOTS: 7.718 ACRES

LINEAR FEET (ALONG CENTERLINE):
TEXEL LANE: 293.8
WINNOW WAY: 543.7
CHAFF LANE: 127.6
AGRARIAN TRAIL: 95.5
THUNIAN PASS: 712.0

TOTAL LINEAR FEET: 1821.7 LF

TOTAL AREA OF ROW: 2.141 ACRES

TOTAL ACREAGE PLATTED: 9.859 ACRES

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE
SYSTEM OF 1983 (NAD83), CENTRAL ZONE,
BASED ON GPS SOLUTIONS FROM THE
NATIONAL GEODETIC SURVEY (NGS)
ON-LINE POSITIONING USER SERVICE
(OPUS) FOR ALL COUNTY SURVEYING, INC.
CONTROL POINTS "TRAV#1" AND "TRAV#5".

CONTROL POINTS
TRAV#1 100D NAIL IN CONC.

SURFACE COORDINATES:
N 10138284.10
E 3166403.09

TEXAS STATE PLANE COORDINATES:
N 10137283.76
E 3166090.66

ELEVATION = 645.45'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

TRAV#5 100D NAIL

TEXAS STATE PLANE COORDINATES:
N 10139244.01
E 3165405.44

SURFACE COORDINATES:
N 10139244.45
E 3165717.81

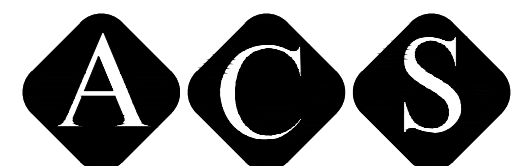
ELEVATION = 653.30'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.99990133
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.0000986797
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE (TRAV#1): 01°25'17.11"

PLAT PREPARATION DATE: NOVEMBER 15, 2017



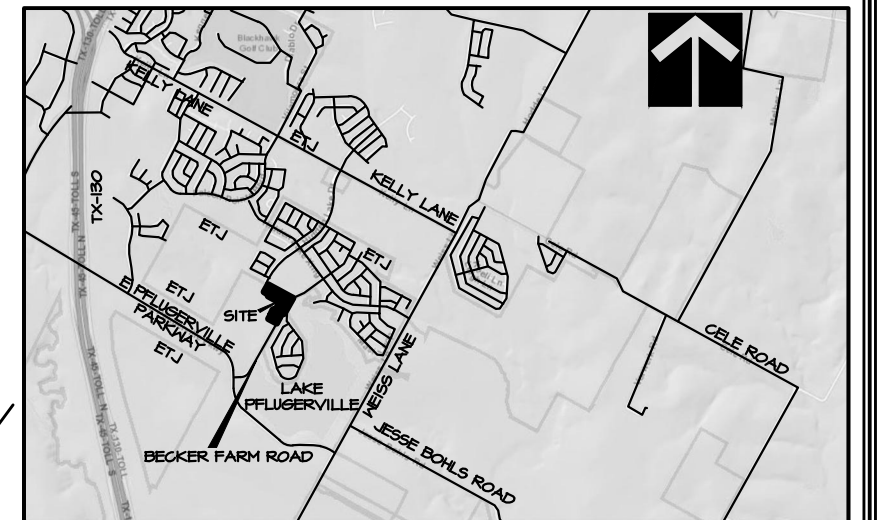
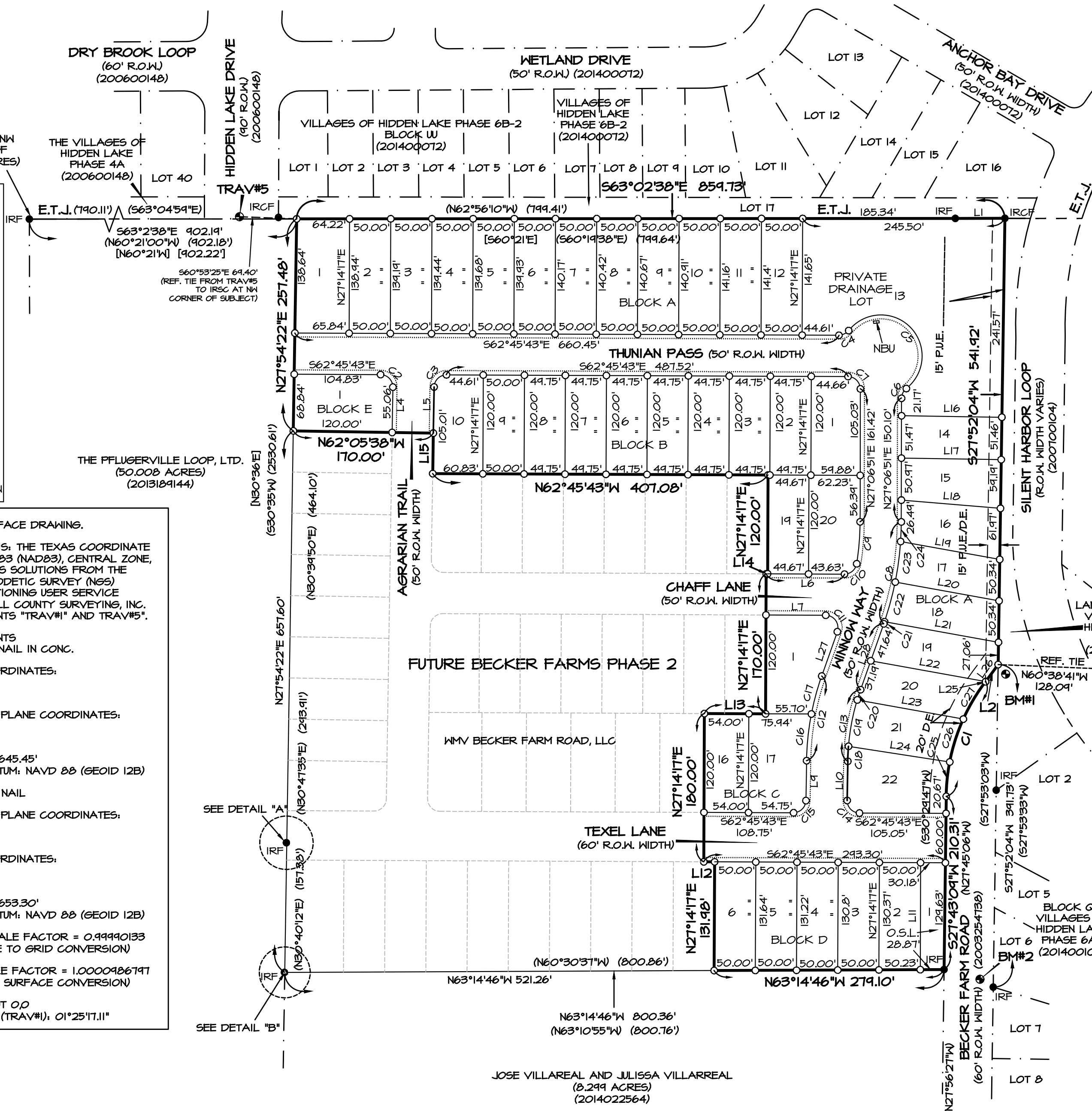
ALL COUNTY SURVEYING, INC.

1102 South Austin Street
Georgetown, Texas 78626 512-688-5485
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Tx. Firm Lic. No. 10194304

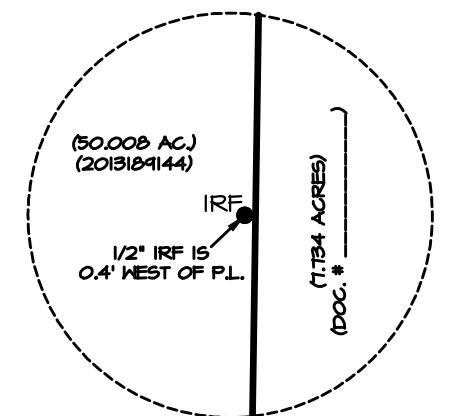
Survey
completed: 11-07-2017
Scale: 1" = 100'
Job No.: 170818
Dwg No.: 170818.2 PHASE 1
Drawn by: CHN
Surveyor: CHN #6614
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Plat Date: 01-26-2018

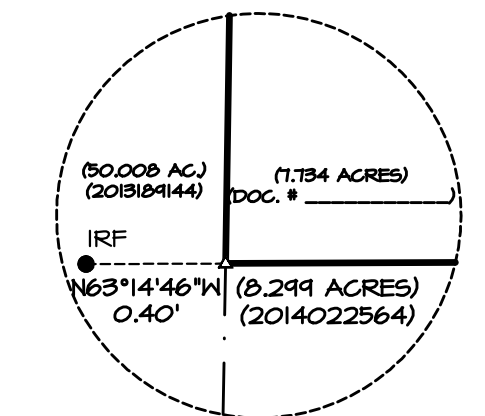
BECKER FARMS PHASE I FINAL PLAT



VICINITY MAP
(NOT TO SCALE)



DETAIL "A"
(NOT TO SCALE)



DETAIL "B"
(NOT TO SCALE)

BENCHMARK INFORMATION:

B.M. #1: SQUARE CUT ON TOP OF CURB INLET,
WITHIN LOT 1, VILLAGES OF HIDDEN LAKE,
PHASE 5A NORTHWEST SIDE OF BECKER
FARMS ROAD, APPROX. 115 FEET SOUTHWEST
OF EASTERLY COMMON CORNER OF THE 8.491
ACRE SUBJECT TRACT AND 8.214 ACRE
SUBJECT TRACT, SHOWN HEREON.

SURFACE COORDINATES
N: 10138332.39
E: 3166244.37

GRID COORDINATES
N: 10137332.04
E: 3165981.95

ELEVATION = 644.46'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

B.M. #2: SQUARE CUT ON TOP OF CURB, EAST
SIDE OF BECKER FARM ROAD, APPROX. 45
FEET EAST/SOUTHWEST OF THE SOUTHEAST
CORNER OF THE SUBJECT 8.214 ACRE
TRACT, SHOWN HEREON.

SURFACE COORDINATES
N: 10138016.37
E: 3166098.34

GRID COORDINATES
N: 10137016.05
E: 3165785.94

ELEVATION = 650.82'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

BECKER FARMS PHASE I

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS:

THAT WMV BECKER FARM ROAD, LLC, ACTING THROUGH JAMES DOUGHERTY, MANAGER, BEING THE OWNER OF 9.859 ACRES OF LAND OUT OF THE GEORGE M. MARTIN SURVEY NO. 9, ABSTRACT NO. 529 IN TRAVIS COUNTY, TEXAS. SAME BEING CONVEYED BY DEEDS OF RECORD IN DOCUMENT NO. 2017078679, DOCUMENT NO. 2017156609 AND DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 9.859 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS BECKER FARMS PHASE I FINAL PLAT, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

JAMES DOUGHERTY, MANAGER
WMV BECKER FARM ROAD, LLC

STATE OF TEXAS:

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

BY: _____
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME:
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATION:

I, CURTIS WAYNE WATTS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"
RELEASE DATE - 01/26/2018

CURTIS WAYNE WATTS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6641
STATE OF TEXAS

ENGINEER'S CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48453C0280J, TRAVIS COUNTY, EFFECTIVE DATE AUGUST 18, 2014.

I, TIMOTHY JOHN MOLTZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

TIMOTHY JOHN MOLTZ
LICENSED PROFESSIONAL ENGINEER NO. T1901
STATE OF TEXAS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PFLUGERVILLE'S FULL PURPOSE JURISDICTION ON THIS THE _____ DAY OF _____, 20____.

APPROVED THIS _____ DAY OF _____, 20____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS ON BEHALF OF THE CITY.

BY: _____
DANIEL FLORES, CHAIRMAN

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

BY: _____
EMILY BARRON, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

PARKLAND DEDICATION REQUIREMENT NOTE:

TO DATE, ALL PUBLIC PARKLAND REQUIREMENTS HAVE BEEN MET PER THE COMPREHENSIVE DEVELOPMENT AGREEMENT BETWEEN _____ AND THE CITY OF PFLUGERVILLE DATED _____.

LINE	BEARING	DISTANCE
L1	S63°02'38"E	60.16'
	(S63°01'26"E)	(59.90')
L2	S63°13'51"W	25.84'
L3	S38°38'13"E	206.35'
L4	N27°54'22"E	55.06'
L5	S27°54'22"W	55.99'
L6	S62°45'43"E	93.29'
L7	N62°45'43"W	72.55'
L9	N27°53'38"E	48.49'
L10	S27°53'38"W	47.57'
L11	S27°08'20"W	129.87'
L12	N62°45'43"W	13.12'
L13	S62°45'43"E	74.25'
L14	S62°45'43"E	1.79'
L15	N27°54'22"E	49.19'
L16	S62°07'56"E	121.85'
L17	S62°07'56"E	121.17'
L18	S58°13'46"E	120.78'
L19	S52°45'38"E	122.22'
L20	S52°45'38"E	128.09'
L21	S52°45'38"E	140.57'
L22	S52°45'38"E	141.76'
L23	S52°45'38"E	130.88'
L24	S54°13'42"E	124.34'
L25	N63°13'51"E	0.28'
L26	N63°13'51"E	25.56'
L27	N46°23'01"E	57.06'
L28	S46°23'01"W	84.83'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	235.47'	36°24'56"	149.66'	S45°55'38"W	147.16'
C2	23.74'	90°40'05"	15.00'	N17°25'41"W	21.34'
C3	23.39'	89°19'55"	15.00'	S72°34'19"W	21.09'
C4	13.62'	52°01'12"	15.00'	S88°46'20"E	13.16'
C5	169.22'	193°54'59"	50.00'	N17°49'26"W	99.26'
C6	13.62'	52°01'12"	15.00'	S53°07'27"W	13.16'
C7	23.53'	89°52'34"	15.00'	N17°49'26"W	21.19'
C8	126.12'	19°16'10"	375.00'	N36°44'56"E	125.52'
C9	51.13'	9°00'52"	325.00'	N31°37'17"E	51.08'
C10	21.23'	81°06'34"	15.00'	N76°41'00"E	19.51'
C11	28.57'	109°08'44"	15.00'	N08°11'21"W	24.45'
C12	104.88'	18°29'23"	325.00'	S37°08'19"W	104.42'
C13	88.74'	18°29'23"	275.00'	S37°08'19"W	88.36'
C14	23.73'	90°39'21"	15.00'	S17°26'03"E	21.33'
C15	23.39'	89°20'39"	15.00'	N72°33'57"E	21.09'
C16	57.04'	10°03'22"	325.00'	S32°55'19"W	56.97'
C17	47.84'	8°26'01"	325.00'	S42°10'00"W	47.79'
C18	18.23'	3°47'56"	275.00'	S29°47'36"W	18.23'
C19	57.44'	11°58'02"	275.00'	S37°40'35"W	57.33'
C20	13.07'	2°43'24"	275.00'	S45°01'18"W	13.07'
C21	2.66'	0°24'25"	375.00'	N46°10'48"E	2.66'
C22	49.89'	7°37'20"	375.00'	N42°09'56"E	49.85'
C23	49.76'	7°36'09"	375.00'	N34°33'11"E	49.72'
C24	23.81'	3°38'16"	375.00'	N28°55'59"E	23.81'
C25	42.08'	10°14'22"	235.47'	S32°50'20"W	42.03'
C26	54.72'	13°18'55"	235.47'	S44°36'59"W	54.60'
C27	52.86'	12°51'39"	235.47'	S57°42'16"W	52.75'

LOT AREAS (SQ. FT.)

LOT BLOCK A

1	9025 (OPEN SPACE LOT)
2	6953
3	6966
4	6978
5	6990
6	7003
7	7015
8	7027
9	7039
10	7052
11	7064
12	7076
13	43927 (DRAINAGE LOT)
14	6253
15	6654
16	6754
17	6189
18	6644
19	7211
20	6724
21	7105
22	8654

TOTAL S.F. 192303
TOTAL ACRES 4.415

LOT BLOCK B

1	7122
2	5970
3	5970
4	5970
5	5970
6	5970
7	5970
8	5970
9	6000
10	7169
19	5960
20	7318

TOTAL S.F. 75359
TOTAL ACRES 1.730

LOT BLOCK C

1	8693
16	6480
17	8478

TOTAL S.F. 23651
TOTAL ACRES 0.543

LOT BLOCK D

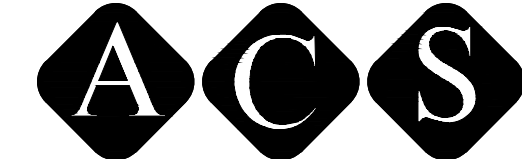
1	3831
2	6518
3	6525
4	6546
5	6567
6	6589

TOTAL S.F. 36576
TOTAL ACRES 0.840

LOT BLOCK E

1	8295
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TOTAL S.F. 8295
TOTAL ACRES 0.190



ALL COUNTY SURVEYING, INC.

1102 South Austin Street
Georgetown, Texas 78626 512-688-5485
Fax 254-714-7608
Tx. Firm Lic. No. 10194304

Survey completed: 11-07-2017
Scale: 1" = 100'
Job No.: 170378
Dwg No.: 170378.B PHASE I
Drawn by: CHN
Surveyor: CHN #6614
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Plot Date: 01-26-2018

BECKER FARMS PHASE I

CITY OF PFLUGERVILLE

STANDARD FINAL PLAT NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
4. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24. WWV BECKER FARM ROAD, LLC, HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
5. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
6. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES .
7. A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF TEXEL LANE, CHAFF LANE, AGRARIAN TRAIL, WINNOW WAY AND THUNIAN PASS.
8. STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
9. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE# 1203-15-02-24 AND CITY RESOLUTION# 1224-04-08-25 8A.
10. WHERE APPLICABLE, THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE# 1203-15-02-24.
11. THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1179-14-06-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
12. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
13. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
14. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
15. ALL PROPOSED FENCES, WALLS AND LANDSCAPING ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SITE DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED .
16. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
17. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0280J FOR TRAVIS COUNTY, TEXAS, EFFECTIVE AUGUST 18, 2014.
18. ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
19. PRIOR TO APPROVAL, A HOMEOWNER'S ASSOCIATION WILL BE CREATED THAT WILL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE DRAINAGE LOT AND THE PUBLIC OPEN SPACE LOT. A RESTRICTIVE COVENANT WILL BE PUT IN PLACE TO DEFINE HOW AND WHEN MAINTENANCE SHALL BE ISSUED.

THE STATE OF TEXAS

COUNTY OF TRAVIS

I, DANA DEBEAUNVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 20____ AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, A.D. 20____ AT _____ O'CLOCK _____ M., IN SAID COUNTY AND STATE, IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____,

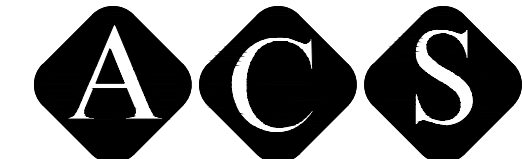
20____ A.D.

DANA DEBEAUNVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

Survey
completed: 11-01-2017
Scale: 1" = 100'
Job No.: 110318
Dwg No.: 110318.0 PHASE I
Drawn by: CHN
Surveyor: CHN #6614

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Plot Date: 01-26-2018



ALL COUNTY SURVEYING, INC.

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