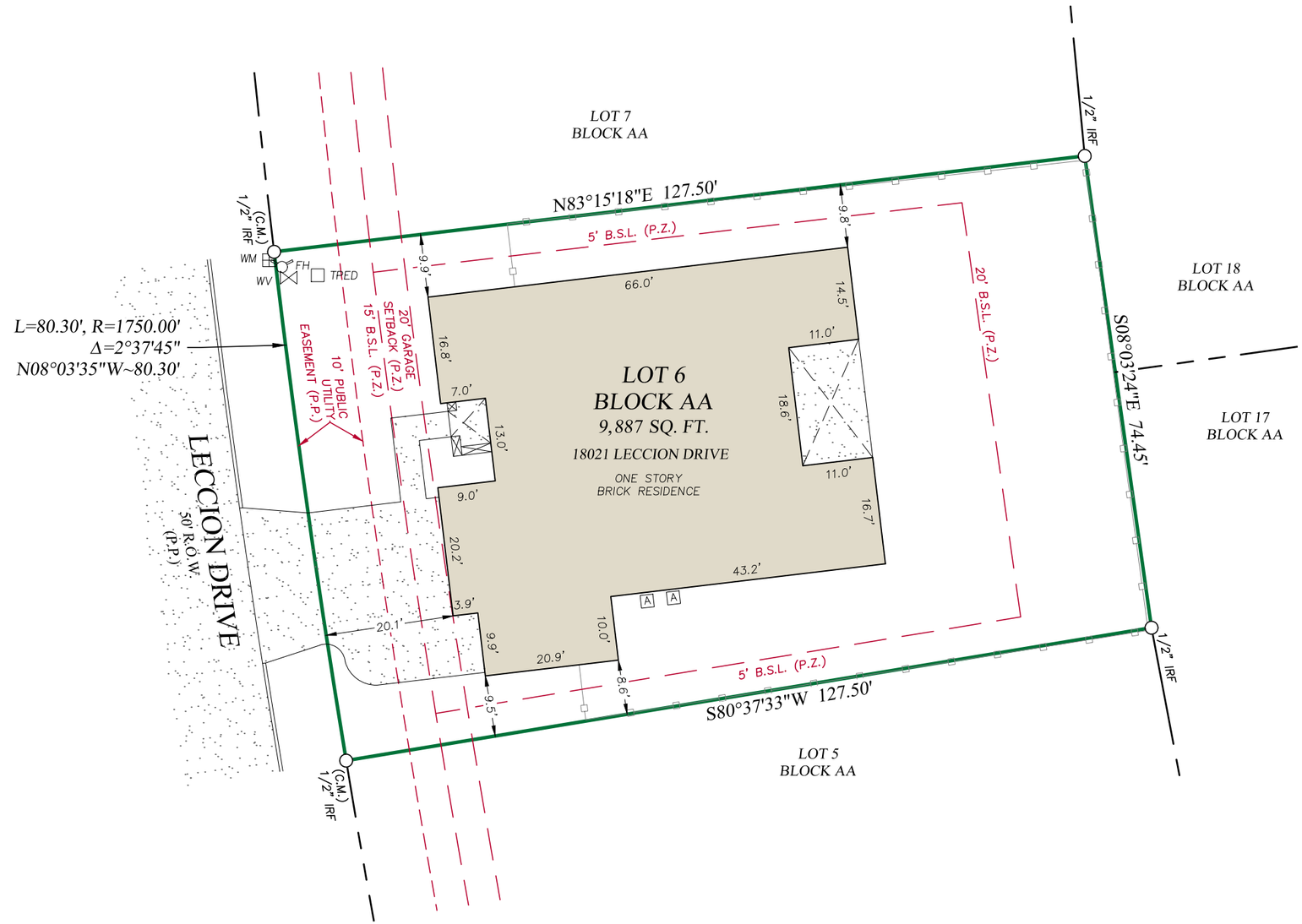
# LAND TITLE SURVEY

## LEGEND

- A a/c unit
- CATV cable tv
- EM electric meter
- FDC fire dept. connection
- FH fire hydrant
- GV gas valve
- BOL bollard
- GI grate inlet
- GM gas meter
- LP light pole
- sign
- S sanitary sewer manhole
- D storm water manhole
- T telephone manhole
- TFL tank fill lid
- TPED telephone pedestal
- traffic signal pole
- T transformer
- CO utility clean out
- UC utility cabinet
- UV utility vault
- utility markings
- UP utility pole
- utility sign
- water shutoff
- WV water valve
- W water manhole
- WM water meter
- IRF iron rod found
- IRS 1/2" iron rod with cap stamped "STRAND" set
- (C.M.) controlling monument
- (B.S.L.) building setback line
- (P.Z.) per zoning requirements
- G.E.T.TV.E. gas, electric, telephone, & cable TV easement
- boundary line
- adjoiner line
- easement line
- fence
- concrete
- drainage arrow



18001 LECCION DRIVE, PFLUGERVILLE, TEXAS

SURVEYOR'S NOTES:

1.) BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH NO COMBINED SCALE FACTOR.

2.) ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) (US FOOT).

3.) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION

FLOOD STATEMENT:

IT IS MY OPINION THAT THE PROPERTY DESCRIBED HEREIN IS NOT WITHIN A SPECIAL FLOOD HAZARD ARE ACCORDING TO MY INTERPRETATIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY LETTER OF MAP REVISION, CASE NO. 14-06-3654 P, DATED AUGUST 22, 2014, FOR THE CITY OF PFLUGERVILLE, COMMUNITY PANEL NO. 48453C0280J, DATED AUGUST 18, 2014 AND COMMUNITY PANEL NO. 48453C0285H, DATED SEPTEMBER 26, 2008. THIS SHALL NOT CAUSE LIABILITY ON PART OF THE SURVEYOR.

CERTIFICATION:

I, CRAIG D. BARTOSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY DIRECT SUPERVISION. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THEREFORE, EASEMENTS, AGREEMENTS, OR OTHER DOCUMENTS, EITHER RECORDED, OR UNRECORDED MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY. USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

20 0 20

SCALE: 1" = 20'


STRAND

10003 Technology Blvd. West
Dallas, TX. 75220
972-620-8204
TBPELS FIRM NO. 10194076


STATE OF TEXAS
REGISTERED
CRAIG D. BARTOSH
6459
PROFESSIONAL
LAND SURVEYOR

LEGAL DESCRIPTION:

BEING ALL OF LOT 6, BLOCK AA, SORENTO, PHASE 8 ADDITION, AN ADDITION TO THE CITY OF PFLUGRERVILLE, TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOC. 201900166, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

| | |
|---|---|
| BUILDER | Gehan Homes - Austin |
| SUBD. | Sorento Phase 8 |
| LOT | 6 BLOCK AA |
| ADDRESS | 18021 Leccion Drive |
| CITY | Pflugerville, Texas |
| PLAN | 3000 F R VERSION |

DATE 12/24/20
SCALE 1"=20'
DR'N E.P.

TS1

STRAND 2026901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