*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.

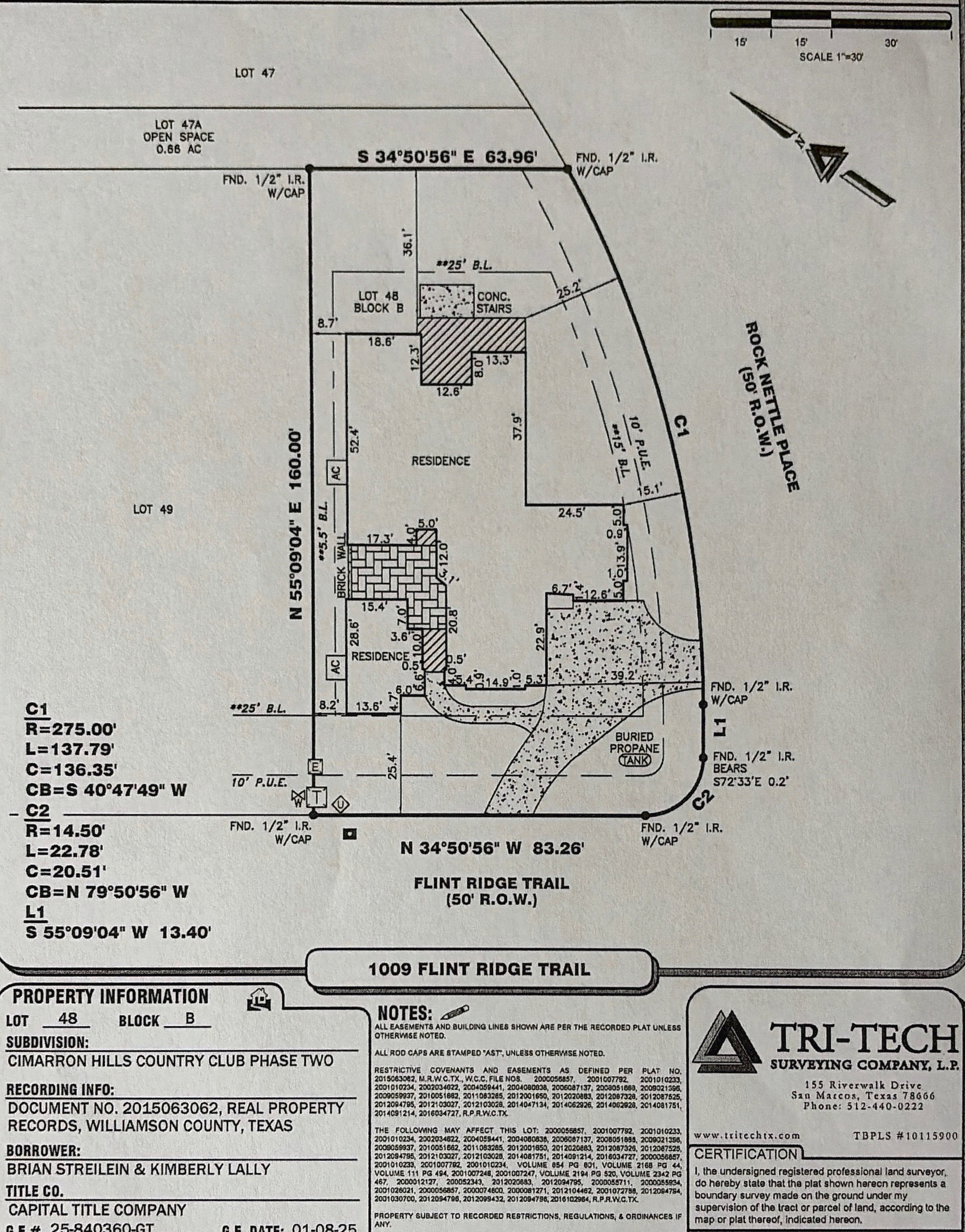
LEGEND

M.U.E. = MUNICIPAL UTILITY ESMT.
S.S.E. = SANITARY SEWER ESMT.
W.L.E. = WATERLINE EASEMENT
R.O.W. = RIGHT-OF-WAY

CONCRETE | COVERED | SOD | BRICK | A/C PAD | ELEC. BOX | UTIL. PED. | WATER VALVE | WATER METER | PAD MOUNTED TRANSFORMER

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

15' 15' 30'
SCALE 1"=30'



C1
R=275.00'
L=137.79'
C=136.35'
CB=S 40°47'49" W

C2
R=14.50'
L=22.78'
C=20.51'
CB=N 79°50'56" W

L1
S 55°09'04" W 13.40'

1009 FLINT RIDGE TRAIL

PROPERTY INFORMATION

LOT 48 BLOCK B

SUBDIVISION:
CIMARRON HILLS COUNTRY CLUB PHASE TWO

RECORDING INFO:
DOCUMENT NO. 2015063062, REAL PROPERTY RECORDS, WILLIAMSON COUNTY, TEXAS

BORROWER:
BRIAN STREILEIN & KIMBERLY LALLY

TITLE CO.
CAPITAL TITLE COMPANY

G.F.# 25-840360-GT **G.F. DATE:** 01-08-25

SURVEYED FOR:
SITTERLE HOMES

DRAWING INFORMATION

TRI-TECH JOB NO: SMS-SIT1149-23
CLIENT JOB NO: N/A
DRAWN BY: SA
BEARING BASE: TX STATE PLANE TXCZ NAD 83
FIELD DATE: 06-06-25

FLOOD INFORMATION

F.I.R.M. NO: 48491C **PANEL:** 0275E
REVISED DATE: 9-26-08 **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 "AST", UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 2015063062, M.R.W.C.TX., W.C.C. FILE NOS. 2000056857, 2001007792, 2001010233, 2001010234, 2002034622, 2004059441, 2004080838, 2006087137, 2008051889, 2009021396, 2009059937, 2010051662, 2011083285, 2012001650, 2012020883, 2012087326, 2012087525, 2012094795, 2012103027, 2012103028, 2014047134, 2014062926, 2014062928, 2014081751, 2014091214, 2016034727, R.P.R.W.C.TX.

THE FOLLOWING MAY AFFECT THIS LOT: 2000056857, 2001007792, 2001010233, 2001010234, 2002034622, 2004059441, 2004080838, 2006087137, 2008051889, 2009021396, 2009059937, 2010051662, 2011083285, 2012001650, 2012020883, 2012087326, 2012087525, 2012094795, 2012103027, 2012103028, 2014081751, 2014091214, 2016034727, 2000056857, 2001007792, 2001010233, 2001010234, VOLUME 854 PG 801, VOLUME 2168 PG 44, VOLUME 111 PG 494, 2001007248, 2001007247, VOLUME 2194 PG 520, VOLUME 2342 PG 467, 2000012127, 200052343, 2012020883, 2012094795, 2000055711, 2000055934, 2001026021, 2000056857, 2000074800, 2000081271, 2012104462, 2001072788, 2012094784, 2001030700, 2012094796, 2012099432, 2012094796, 2016102964, R.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.

OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.M.A. AND/OR LOCAL GOVERNMENT AUTHORITIES, INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.

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.

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

REVISIONS

NO.	DATE	REASON	BY
1	11-19-24	FORM	JO
2	06-09-25	FINAL	SA
3	06-11-25	TC	DT
.	.	.	.

TRI-TECH
SURVEYING COMPANY, L.P.
155 Riverwalk Drive
San Marcos, Texas 78666
Phone: 512-440-0222
www.tritechtx.com TBPLS #10115900

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.
© 2025, TRI-TECH SURVEYING COMPANY, L.P.

STATE OF TEXAS
REGISTERED
ARTHUR VASQUEZ TORRES
5737
PROFESSIONAL
LAND SURVEYOR

06.06.2025
SURVEYOR REGISTRATION