

LOT 1, BLOCK A, GARDENS AT MAYFIELD SECTION 2, FINAL PLAT, ACCORDING TO
THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT No. 2020124973,
OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS.

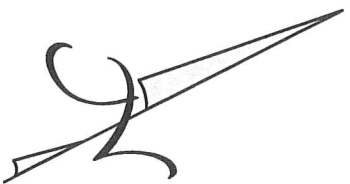
JOB NO: 230912
DRAWN: JRB
F.C.: JOEL

TITLE SURVEY

RESTRICTIVE COVENANTS:

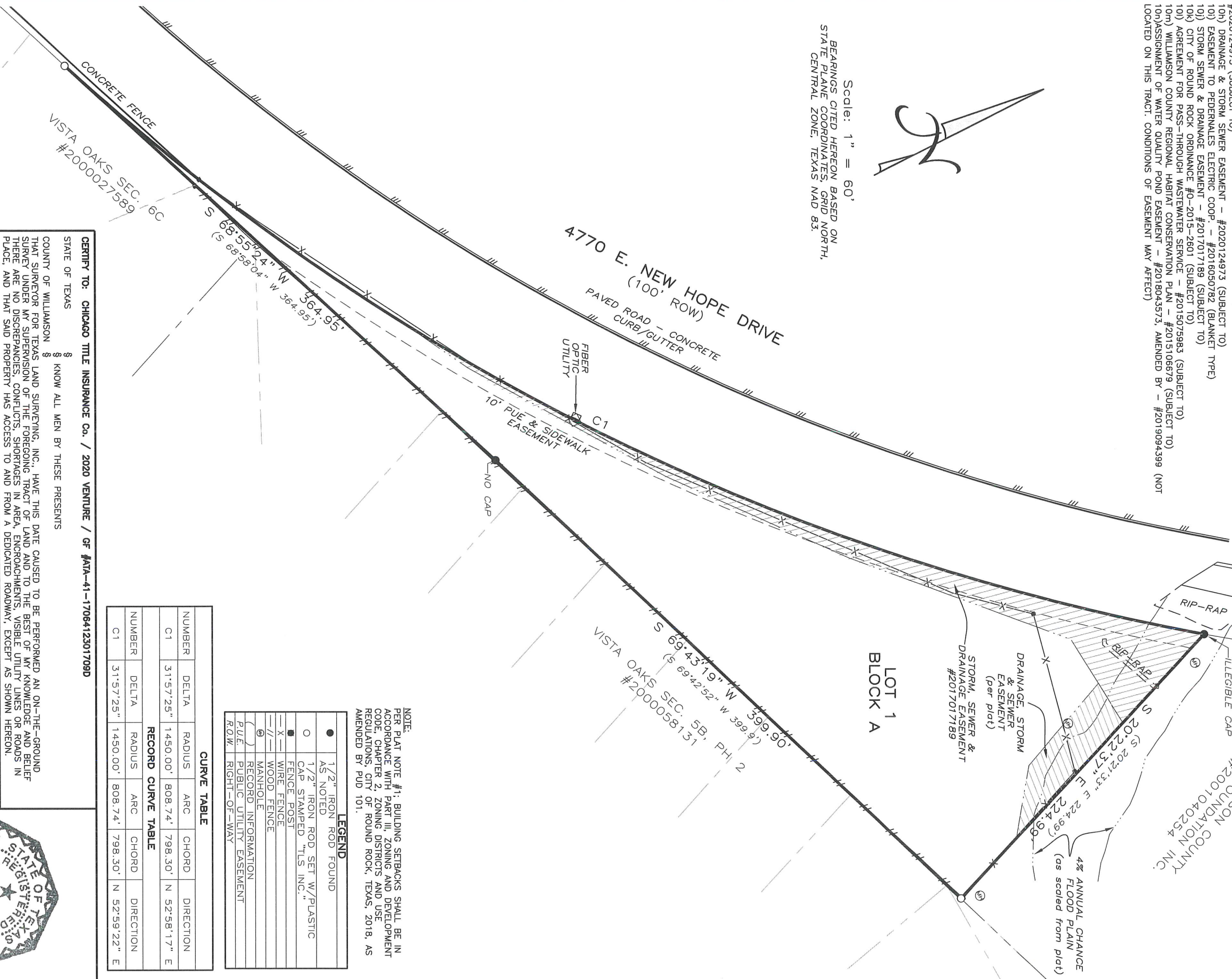
ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TITLE COMMITMENT GF #ATA-41-1706412301709D, EFFECTIVE DATE OF JUNE 25, 2023 AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY:

- 1) RESTRICTIVE COVENANTS - #2020124973, #2015072974, #2015075983 (SUBJECT TO)
10f) FACILITIES EASEMENT(S) - #2020124973 (SUBJECT TO)
10g) 10' PUBLIC UTILITY EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE - #2020124973 (SUBJECT TO)
10h) DRAINAGE & STORM SEWER EASEMENT - #2020124973 (SUBJECT TO)
10i) EASEMENT TO PEDERNALES ELECTRIC COOP. - #2016050782 (BLANKET TYPE)
10j) STORM SEWER & DRAINAGE EASEMENT - #2017017189 (SUBJECT TO)
10k) CITY OF ROUND ROCK ORDINANCE #0-2015-2601 (SUBJECT TO)
10l) AGREEMENT FOR PASS-THROUGH WASTEWATER SERVICE - #2015075983 (SUBJECT TO)
10m) WILLAMSON COUNTY REGIONAL HABITAT CONSERVATION PLAN - #2015106679 (SUBJECT TO)
10n) ASSIGNMENT OF WATER QUALITY POND EASEMENT - #2018043573, AMENDED BY - #2019094399 (NOT LOCATED ON THIS TRACT. CONDITIONS OF EASEMENT MAY AFFECT)



Scale: 1" = 60'

BEARINGS CITED HEREON BASED ON
STATE PLANE COORDINATES GRID NORTH,
CENTRAL ZONE, TEXAS NAD 83.



NOTE:
PER PLAT NOTE #1: BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED BY PUD 101.

LEGEND	
●	1/2" IRON ROD FOUND
○	AS NOTED
○	1/2" IRON ROD SET W/PLASTIC
○	CAP STAMPED "T.L.S. INC."
●	FENCE POST
-X-	WIRE FENCE
-//-	WOOD FENCE
⊕	MANHOLE
()	RECORD INFORMATION
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY

CURVE TABLE				
NUMBER	DELTA	RADIUS	ARC	DIRECTION
C1	31°57'25"	1450.00'	808.74'	N 52°58'17" E
RECORD CURVE TABLE				
NUMBER	DELTA	RADIUS	ARC	DIRECTION
C1	31°57'25"	1450.00'	808.74'	N 52°59'22" E

CERTIFY TO: CHICAGO TITLE INSURANCE Co. / 2020 VENTURE / GF #ATA-41-1706412301709D
STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLAMSON §
THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Texas Land Surveying, Inc.

-A Land Surveying Firm-
3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
(512) 930-1600 www.texas-ls.com
TBPLS FIRM NO.10056200

IF THIS DOCUMENT DOES NOT CONTAIN THE STAMP AND SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY.
TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.



Witness my hand and seal this the
27th Day of SEPTEMBER, 2023 A.D.