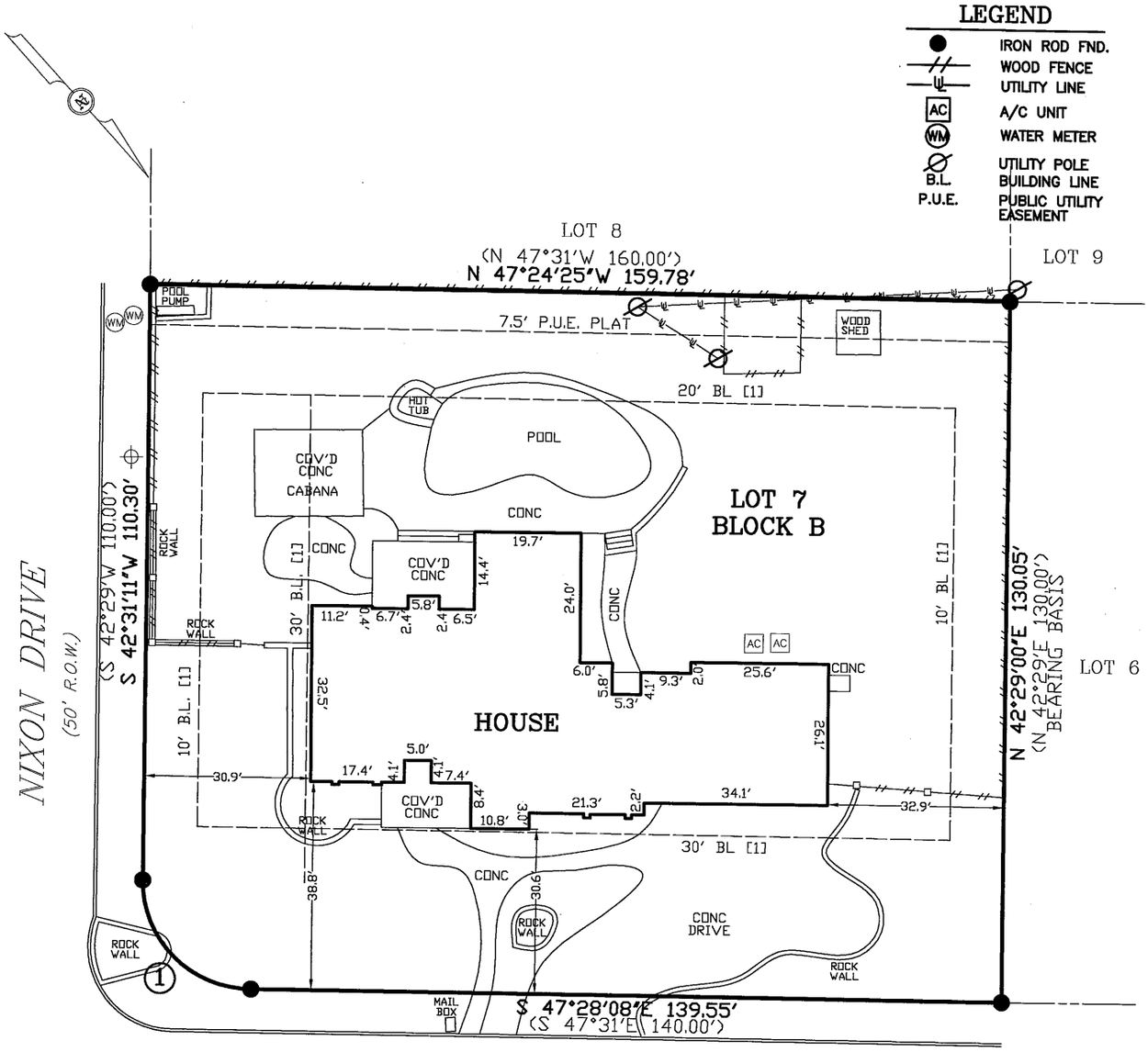
SCALE: 1"=30'



3010 GEORGE B. HATLEY DRIVE

(50' R.O.W.)

CURVE TABLE

(1)

S 03°01'24"E 28.45'
A=31.65 R=20.00
(S 01°31'E 28.28')
(A=31.42 R=20.00)

SURVEYOR'S NOTES

( ) DENOTES RECORD INFORMATION

[1] BUILDING LINE PER V. 5824 P. 96

NOTICE;
THE CITY OF ROLLINGWOOD MAY IMPOSE ITS OWN VERSION OF BUILDING SETBACK LINES WHICH ALL POINTS HAS NO KNOWLEDGE OF. INTERESTED PARTIES SHOULD CONTACT THE CITY OF ROLLINGWOOD.

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY INDEPENDENCE TITLE COMPANY PER COMMITMENT G.F. #1508575–BOK, EFFECTIVE MSTVH 19, 2015; SCHEDULE B, PARAGRAPH 10.

LOT 7 IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN: V. 75 P. 257, V. 5824 P. 96

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

LOT No. 7 BLOCK B SUBDIVISION / ADDITION HATLEY PARK ESTATES
SECTION – PHASE –
Book – Cabinet – PLAT RECORDS
Volume 75 Page(s) 257 Slide –
TRAVIS COUNTY, TEXAS
Document No. – Official Public Records of ------ County, Texas
CITY ROLLINGWOOD
Reference: 1508575–BOK,

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR INDEPENDENCE TITLE COMPANY

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.

STATE OF TEXAS
REGISTERED
DAVID BELL
3994
PROFESSIONAL
LAND SURVEYOR

ALL POINTS SURVEYING
1714 FORTVIEW ROAD – SUITE 200
AUSTIN TX. 78704
TELE.: (512) 440–0071 – FAX: (512) 440–0199
FIRM REGISTRATION # 10118900

	By:	Date:
FIELD WORK	CR	4–6–15
DRAFTING	JG	

SURVEY DATE: 4–6–15
Job No. 03R04215
SCALE: 1"=30'