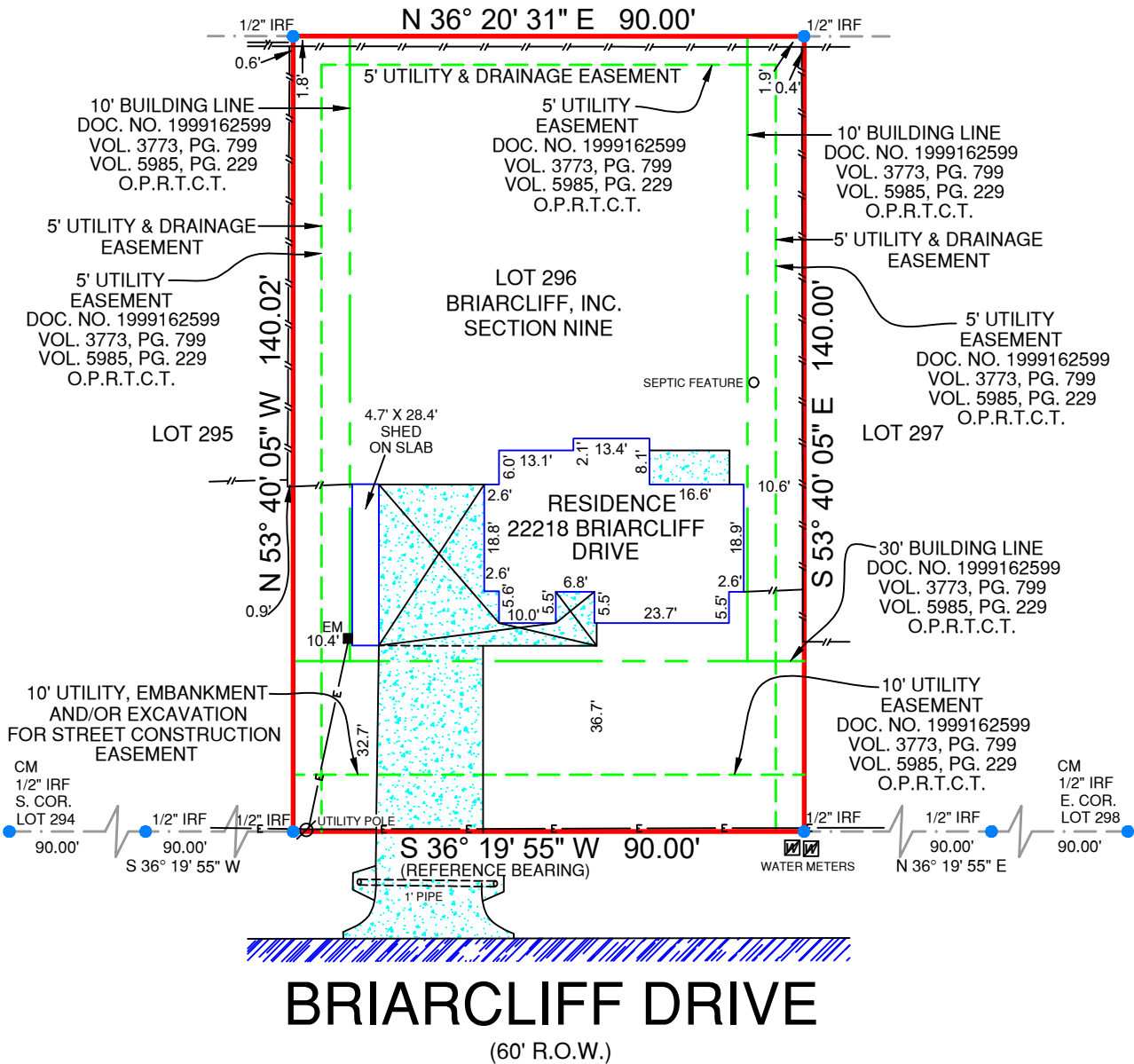


PACE BEND ROAD S.

(F.M. HWY NO. 2322)



BRIARCLIFF DRIVE

(60' R.O.W.)

LEGEND:

—x—x—	BARBWIRE FENCE	ASPHALT =	[Pattern]
—o—o—	CHAINLINK FENCE	CONCRETE =	[Pattern]
—□—□—	WROUGHT IRON FENCE	GRAVEL =	[Pattern]
—v—v—	WOOD FENCE	TILE =	[Pattern]
—v—v—	VINYL FENCE	WOOD =	[Pattern]
—E—E—	ELECTRIC LINE	BRICK =	[Pattern]
GM =	GAS METER	STONE =	[Pattern]
EM =	ELECTRIC METER	(WOOD) RAILROAD TIE =	[Pattern]
IPF =	IRON PIPE FOUND		
IRS =	IRON ROD SET W/ PREMIER CAP		
IRF =	IRON ROD FOUND		
CM =	CONTROLLING MONUMENT		

NOTES:

BEARINGS ARE BASED ON THE RECORDED PLAT.
LOT 296 IS SUBJECT TO THE EASEMENTS AND EASEMENT RIGHTS SET FORTH IN VOL. 3773, PG. 799, VOL. 5985, PG. 229 & DOC. NO. 1999162599, O.P.R.T.C.T.
THIS PROPERTY IS SUBJECT TO C.F. NO. 2019111039, O.P.R.T.C.T.
THE PROPERTY IS NOT SUBJECT TO THE FOLLOWING:
(10b)-EASEMENT, VOL. 3302, PG. 1275, O.P.R.T.C.T.
EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION:

BEING LOT 296, BRIARCLIFF, INC., SECTION NINE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 39, PAGE 13, AND AS AMENDED IN VOLUME 60, PAGE 89, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF. NO.	2020-4805
BORROWER	COREY CARTER & COURTENAY CARTER
TITLE CO.	CONCIERGE TITLE
TECH	SY/KC
FIELD	RG

FLOOD INFORMATION:

THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0195 J, DATED JANUARY 22, 2020.

DATE: 06/04/20 JOB NO.: 20-03716
FIELD: 06/03/20



Registered Professional Land Surveyor

22218 BRIARCLIFF DRIVE, BRIARCLIFF, TX 78669
LOT 296, BRIARCLIFF INC., SECTION NINE



5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
972-612-3601 (O) | 855-892-0468 (F)
www.premiersurveying.com
premierorders@premiersurveying.com

DATE: _____

ACCEPTED BY: _____



Premier
Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200