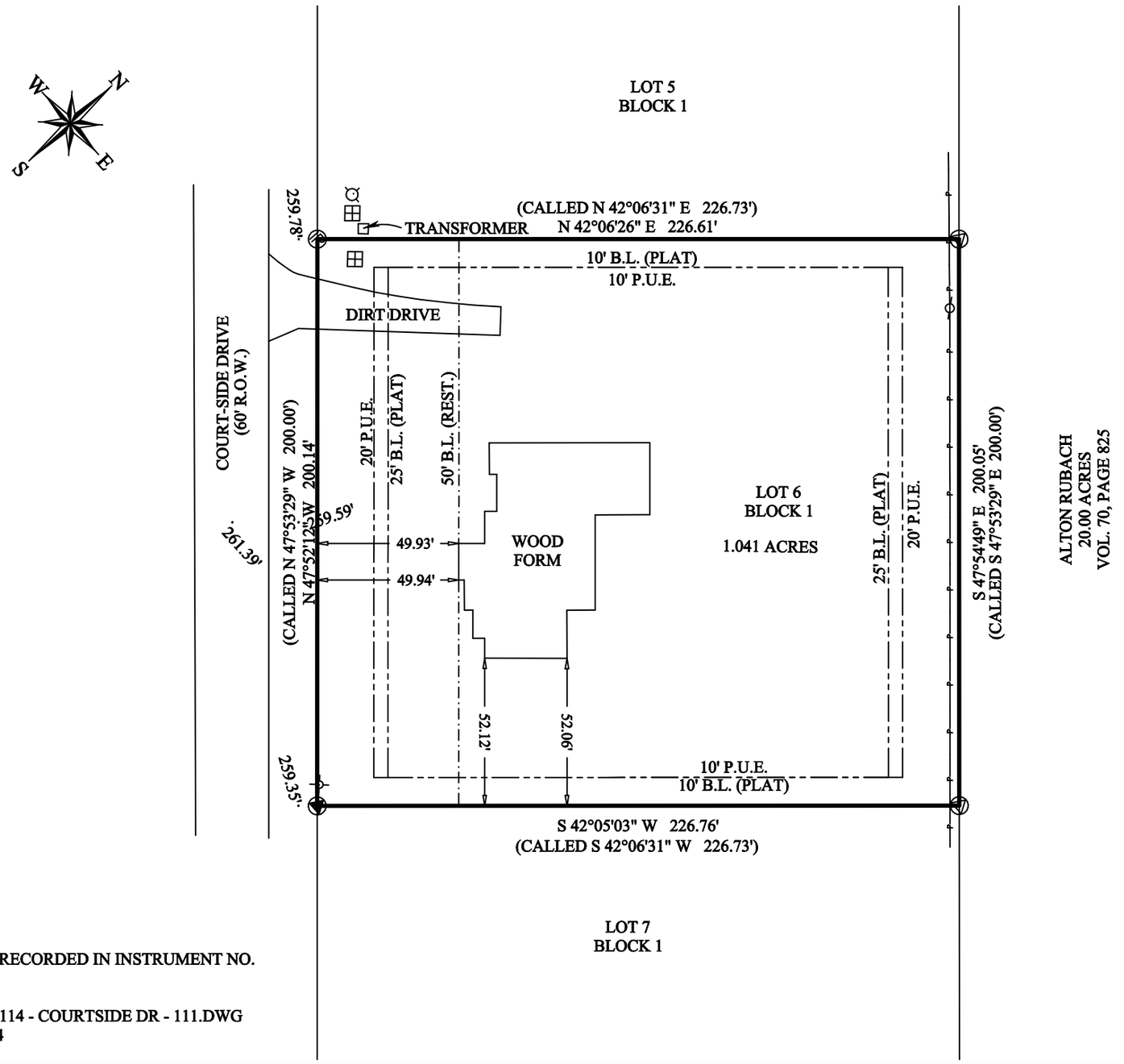

RESTRICTIONS RECORDED IN INSTRUMENT NO. 2023-4342.

File name: 23 - 06114 - COURTSIDE DR - 111.DWG
Plot date: 04/10/24

SURVEY LEGEND

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- UTILITY EASEMENT
- ORDINANCE BUILDING LINE(B.L.)
- PLATTED BUILDING LINE(B.L.)
- RESTRICTIONS BUILDING LINE(B.L.)
- ELECTRICAL LINE
- BARBED-WIRE FENCE
- WATER METER
- FIRE HYDRANT
- LIGHT POLE
- POWER POLE

1/2" IRON ROD WITH BLUE PLASTIC CAP MARKED "KERR 4502" FOUND
1/2" IRON ROD WITH BLUE PLASTIC CAP MARKED "KERR 4502" FOUND UNDER WATER
1/2" IRON ROD WITH CAP - FOUND UNDER WATER
COVERED CONC.

Survey Notes:

1). The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" iron rods called for and found as noted on the previous recorded plat.
2). Drawing Scale is 1"=50'
3). Drawn by: Adam Wallace
4). Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48051C0350C effective date, 01-06-2011

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey performed on April 10th, 2024, made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

STATE OF TEXAS REGISTERED ADAM C. WALLACE 6132 PROFESSIONAL LAND SURVEYOR

Adam Wallace
Texas Registered Professional
Land Surveyor, Number 6132

SURVEY PLAT

LOT: SIX (6) BLOCK: ONE (1)
SUBDIVISION: HERITAGE ACRES PHASE 1
-VOL. 2, PAGE 89A
STREET ADDRESS: 111 COURTSIDE DRIVE
CITY: SOMERVILLE, TEXAS
COUNTY: BURLESON
SURVEYED FOR: CWC BARNDOMINIUMS

*THIS SURVEY COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

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