

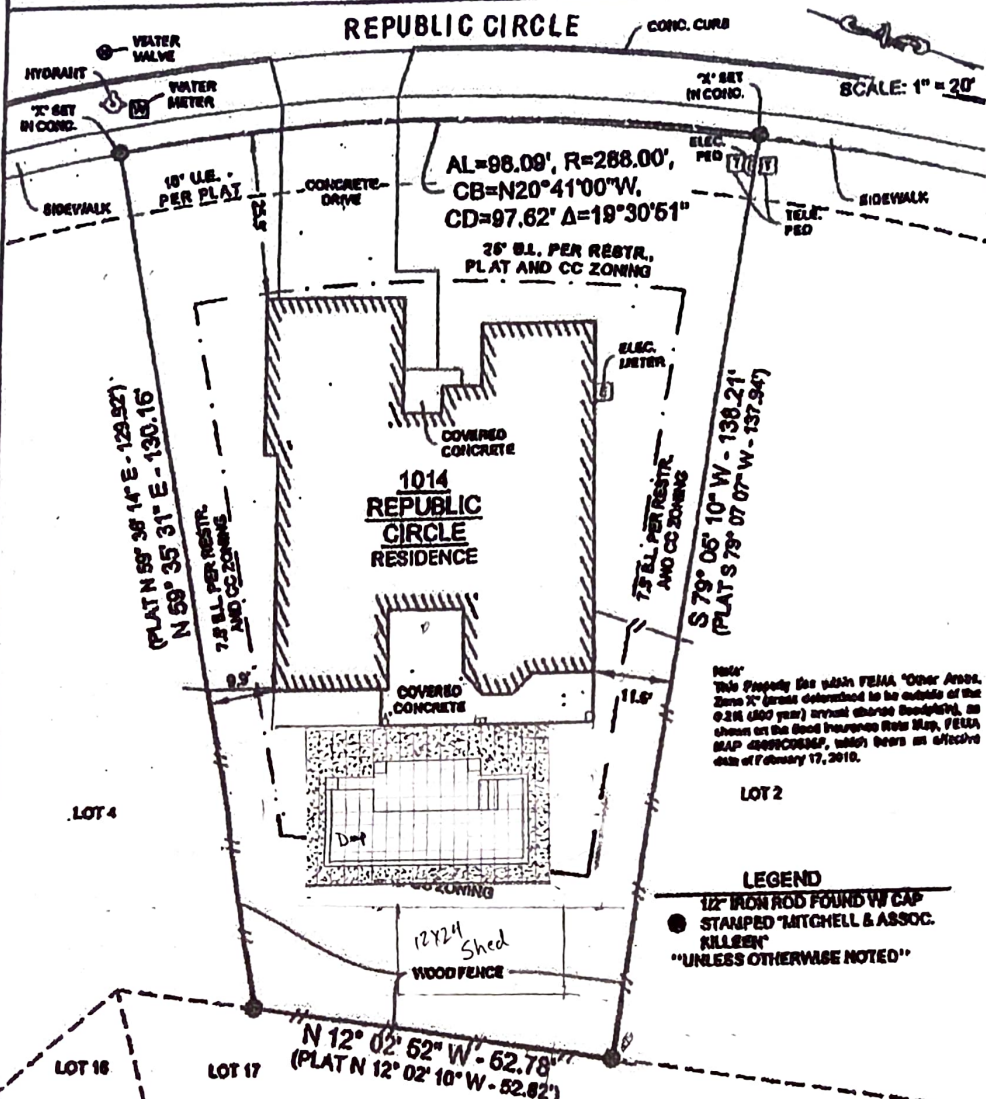
202100849



QUINTERO ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING • PLANNING • CONSTRUCTION MANAGEMENT
415 E. AVENUE D, KILLEEN, TEXAS (254) 493-9902
T.R.P.S. FIRM REGISTRATION NO. 14709
T.R.P.S. REGISTRATION NO. 16194118

ACCEPTED BY PURCHASERS

BY: _____
DATE: _____



Note: This Property lies within FEMA "Other Areas, Zone X" (areas determined to be outside of the 0.2% (500 year) annual chance floodplain), as shown on the Flood Insurance Rate Map, FEMA MAP 4999C0634F, which bears an effective date of February 17, 2010.

LEGEND
● 12" IRON ROD FOUND W/ CAP STAMPED "MITCHELL & ASSOC. KILLEEN"
"UNLESS OTHERWISE NOTED"

SURVEYOR'S SKETCH of a survey made on the ground on August 23, 2018, of that certain tract of land located at 1014 Republic Circle, Coppans Cove, Texas, and being called Lot 3, Block 4, Liberty 5th, Phase One, Assented, being an assented plat of all of Liberty 5th, Phase One, in the City of Coppans Cove, Coryell County, Texas, according to the Plat of Record in Books 908-909, Plat Records of Coryell County, Texas. There are no shadows of areas, visible encroachments, provisions, or overlapping of improvements, except as shown or noted herein. Only the information shown on the recorded plat and the information listed in Title Commitment (S.F. No. 001-201800417, effective date July 18, 2018), was considered for this survey. **THIS SURVEY DOES NOT IMPLY ALL EASEMENTS AND SETBACK LINES HAVE BEEN RESEARCHED.** A review of all 9th records may find additional information.

- SURVEYOR'S NOTES & CERTIFICATION:**
1. TO: Ned Arneson and Alison Arneson, Blackacre Title Co. This is to certify that this map or plat and the survey on which it is based substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Urban Condition II Land Survey.
 2. This survey was performed with the benefit of Title Commitment (S.F. No. 001-201800417, provided by Blackacre Title Company, Gilmer, Texas and based on the review of the Schedule B of the same, if in the Surveyor's limited opinion:
Item 1 - Restrictions Covenants recorded in Instrument No. 248334, Deed Records of Coryell County, Texas - Apply as shown Item 10
a. Easements in Volume 961, Page 115 and Volume 448, Page 654, Deed Records of Coryell County, Texas. **DOES NOT AFFECT**
b. Right of Way Easement for Wetlands, Volume 448, Page 661, Deed Records of Coryell County, Texas. **DOES NOT AFFECT**
c. Easement and Right of Way Volume 444, Page 822, Deed Records of Coryell County, Texas.
d. Easement and Right of Way Volume 482, Page 478, Deed Records of Coryell County, Texas. **DOES NOT AFFECT**
e. Easements shown on FIM, Sides 608 & 609, Plat Records of Coryell County, Texas. **SHOWN**
f. Side Letter Agreements referenced in Instrument No. 221839, 229444, 344129, Deed Records of Coryell County, Texas. **DOES NOT AFFECT**
g. Property lies within Zone X per FEMA Map No. 4999C0634F. **SHOWN**
 3. All setbacks, setbacks, lines, easements, etc. established by the City of Coppans Cove, codes or ordinances, or restrictive covenants, may not be shown herein.

Note: This Survey is for the exclusive use of Topo Harts, Inc. (seller), and solely void to convey title and may not be used or reproduced after the date of conveyance without the consent of the Surveyor.

Bradley W. Sargent 8/24/2018
Bradley W. Sargent, R.P.L.S.
Registered Professional Land Surveyor
R.P.L.S. No. 5827, Texas



Bearings and distances shown herein are based upon Texas State Plane Coordinate System, Central Zone, NAD 83, per Leica Smart Refl. GPS observation.

This survey provided solely for the use of the current parties and no license has been issued, expressed or implied to copy the survey or report in connection with and original to this action, which shall file plate within 60 days of the completion of the survey.

K. Bled