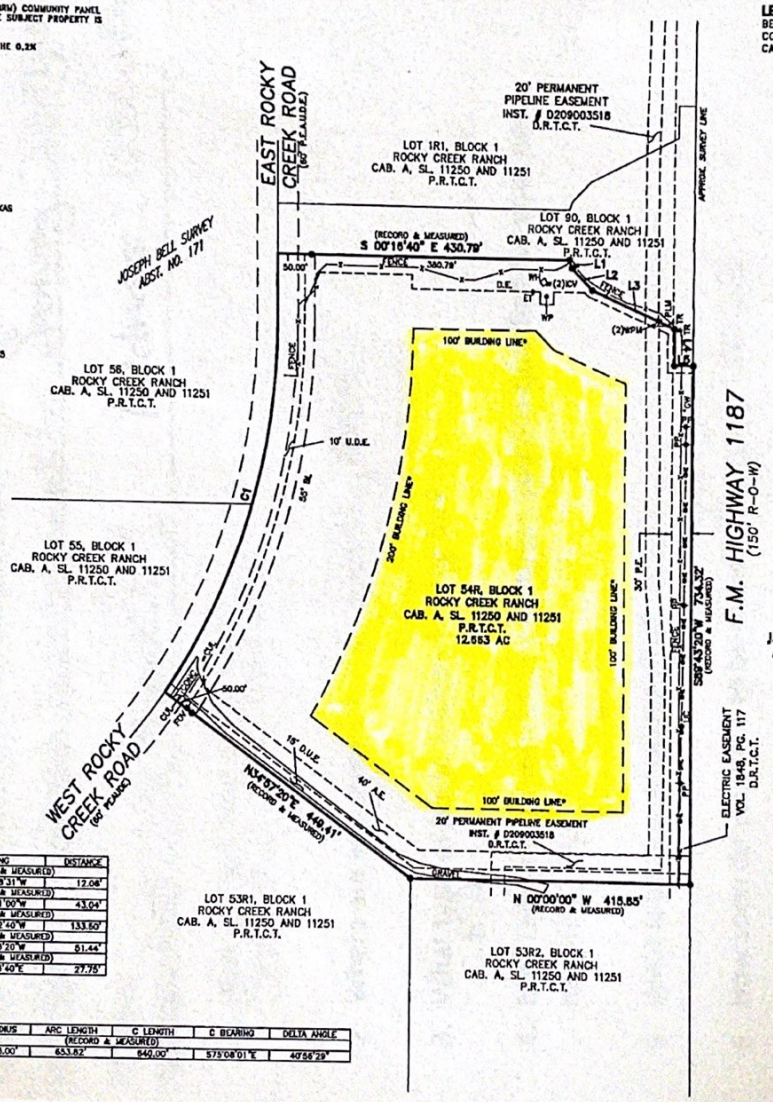
FLOOD ZONE NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48439C0405K DATED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:

ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

LEGEND

CAB.	CABINET
SL.	SLIDE
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.E.A.U.D.E.	PRIVATE EMERGENCY ACCESS, UTILITY AND DRAINAGE EASEMENT CAB. A, SL. 11250 & 11251
U.D.E.	UTILITY AND DRAINAGE EASEMENT CAB. A, SL. 11250 & 11251
●	1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED, "RPLS 5544"
D.U.E.	DRAINAGE AND UTILITY EASEMENT COUNTY CLERK'S FILE No. D205204825
CM	CONTROLLING MONUMENT
BL	BUILDING LINE CABINET A, SL. 11250 & 11251
P.E.	PIPELINE EASEMENT CABINET A, SL. 11250 & 11251
GPFE	GAS PIPE FENCE ENCLOSURE
GPM	GAS PIPELINE MARKER
WPM	WATER PIPELINE MARKER
OV	ONCOR VAULT
UC	UNDERGROUND CABLE
GW	GUY WIRE
PLM	PIPELINE MARKER
ICV	IRRIGATION CONTROL VALVE
PP	POWER POLE
TR	TELEPHONE RISER
WP	WATER PUMP
WH	WELL HOUSE
CUL	CULVERT
CONC	CONCRETE
FOV	FENCED ONCOR VAULT
ET	ELECTRIC TRANSFORMER
—OHE—	OVERHEAD ELECTRIC
A.E.	ACCESS EASEMENT CABINET A, SL. 11250 & 11251



LINE	BEARING	DISTANCE
	(RECORD & MEASURED)	
L1	S70°48'31"W	12.08'
	(RECORD & MEASURED)	
L2	S45°01'00"W	43.04'
	(RECORD & MEASURED)	
L3	S23°02'40"W	133.60'
	(RECORD & MEASURED)	
L4	S89°43'20"W	51.44'
	(RECORD & MEASURED)	
L5	S00°16'40"E	27.78'

CURVE	RADIUS	ARC LENGTH	C LENGTH	C BEARING	DELTA ANGLE
		(RECORD & MEASURED)			
C1	918.00'	653.52'	640.00'	S75°08'01"E	40°56'29"

LEGAL DESCRIPTION:

BEING LOT 54R, BLOCK 1, ROCKY CREEK RANCH, AN ADDITION TO TARRANT COUNTY, TEXAS, ACCORDING TO THE REPLAT OF SAID ADDITION RECORDED IN CABINET A, SLIDES 11250 AND 11251, PLAT RECORDS, TARRANT COUNTY, TEXAS.

EASEMENT NOTES:

1. 55' BUILDING SET-BACK LINE RECORDED IN CAB. A, SL. 10472 & 10473, PLAT RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
2. 10' UTILITY & DRAINAGE EASEMENT RECORDED IN CAB. A, SL. 11250 & 11251, PLAT RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
3. EASEMENTS AS RECORDED IN VOLUME 14751, PAGE 479; VOLUME 14751, PAGE 480; VOLUME 14751, PAGE 481; VOLUME 14751, PAGE 482; VOLUME 14751, PAGE 483; AND VOLUME 14751, PAGE 484; DO NOT AFFECT THE SUBJECT PROPERTY.
4. EASEMENT RECORDED IN COUNTY CLERK'S FILE No. D205322412, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT PROPERTY.
5. EASEMENT RECORDED IN COUNTY CLERK'S FILE No. D209003518, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
6. (WEST ROCKY CREEK ROAD) 60' PRIVATE EMERGENCY, ACCESS, UTILITY & DRAINAGE EASEMENT RECORDED IN CAB. A, SL. 11250 & 11251, PLAT RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
7. ASSESSMENTS, CHARGES AND LIENS AS SET FORTH IN THE DOCUMENT RECORDED IN IN COUNTY CLERK'S FILE No. D209003518, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE SUBJECT PROPERTY AND ARE BLANKET IN NATURE.
8. # 200' & 100' BUILDING LINES AS RECORDED IN COUNTY CLERK'S FILE No. D205204825, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.
9. ELECTRIC EASEMENT RECORDED IN VOLUME 1848, PAGE 117, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS, AFFECTS THE SUBJECT PROPERTY AS SHOWN HEREON.

0' 100' 200'

SCALE: 1" = 100'

SURVEYOR'S CERTIFICATE:

I, MATT POWELL, REGISTERED PROFESSIONAL LAND SURVEYOR No. 5544, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION. THERE ARE NO ENCROACHMENTS OR PROTRUSIONS, EXCEPT AS SHOWN, AND ALL CORNERS ARE AS SHOWN.

STATE OF TEXAS REGISTERED MATT POWELL 5544 PROFESSIONAL LAND SURVEYOR

MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544

DATED: 05/27/16

REVISED 06-14-19: EDIT NOTE # 5 & ADD NOTE #9.

A TITLE SURVEY OF

LOT 54R, BLOCK 1 ROCKY CREEK RANCH

TARRANT COUNTY, TEXAS

BEING LOT 54R, BLOCK 1, ROCKY CREEK RANCH, AN ADDITION TO TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDES 11250 AND 11251, PLAT RECORDS, TARRANT COUNTY, TEXAS.

ROCKY CREEK RANCH

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