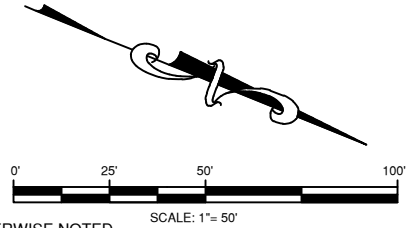


# DAWNING COURT (60' R.O.W.)

**LEGEND:**

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

**NOTES:**  
 BEARINGS ARE BASED ON THE RECORDED PLAT.  
 THIS PROPERTY IS NOT AFFECTED BY THE FOLLOWING:  
 (10g)-EASEMENT, VOL. 9680, PG. 806, R.P.R.T.C.T.  
 (10h)-EASEMENT, VOL. 12141, PG. 847, R.P.R.T.C.T.  
 (10i)-EASEMENT, C.C. NO. 2000190617, R.P.R.T.C.T.  
 BUILDING LINES AND EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.



**LEGAL DESCRIPTION:**  
 BEING LOT 22, BLOCK H, OF HILL COUNTRY, PHASE II "A", AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 86, PAGES 11C-12B, OF THE PLAT RECORDS OF 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.	20-473957-AM
BORROWER	JOHN BROWN
TITLE CO.	CAPITAL TITLE
TECH	TAG
FIELD	TM

**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. 48453C0420 J, DATED JANUARY 22, 2020.

DATE: 03/24/20      JOB NO.: 20-01629  
 FIELD: 03/12/20

9605 DAWNING COURT, AUSTIN, TX 78736  
 LOT 22, BLOCK H, HILL COUNTRY, PHASE II "A"



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