GRAPHIC SCALE

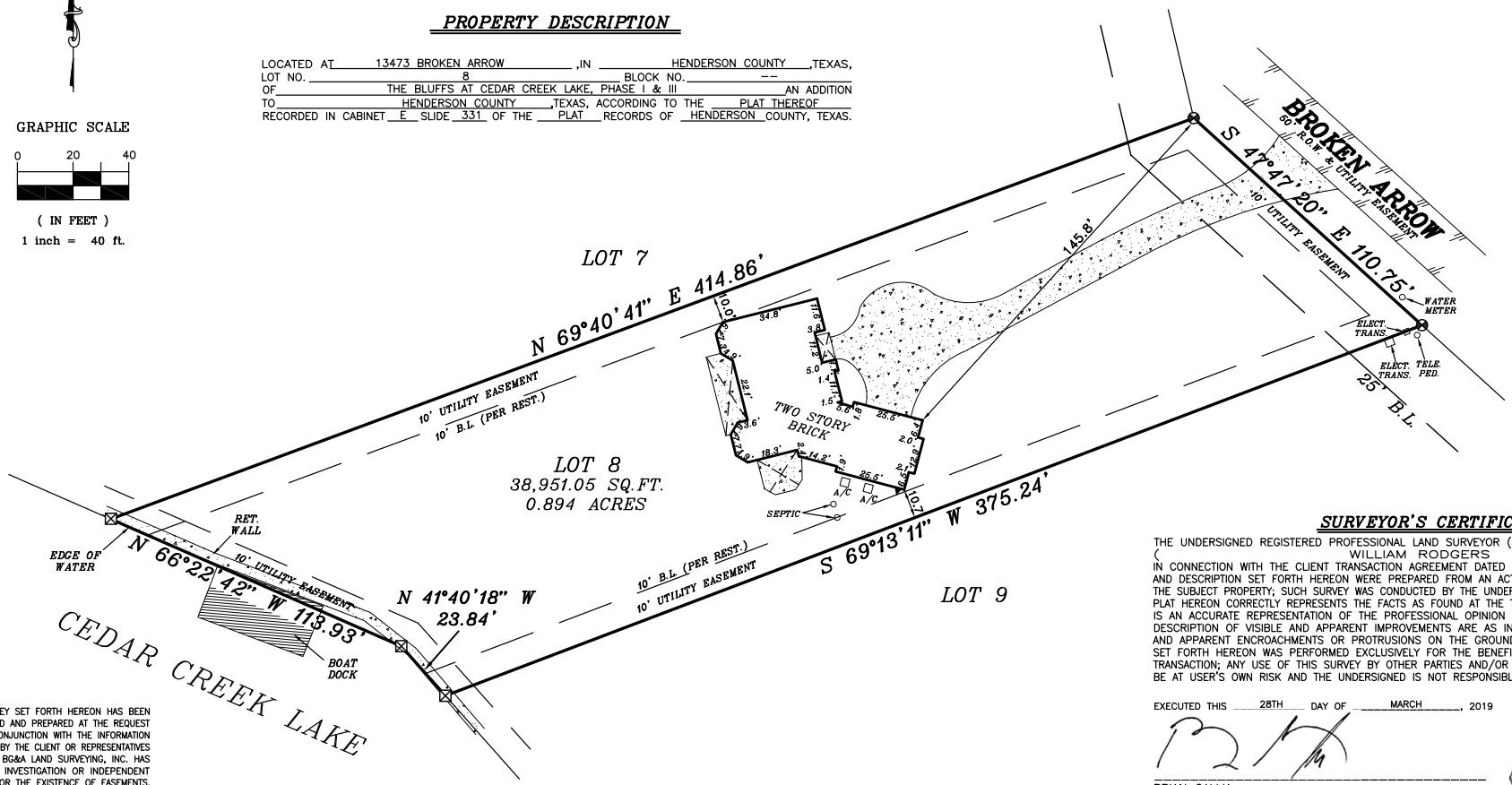
0 20 40

(IN FEET)

1 inch = 40 ft.

PROPERTY DESCRIPTION

LOCATED AT 13473 BROKEN ARROW ,IN HENDERSON COUNTY ,TEXAS,
LOT NO. 8 BLOCK NO. --
OF THE BLUFFS AT CEDAR CREEK LAKE, PHASE I & III AN ADDITION
TO HENDERSON COUNTY ,TEXAS, ACCORDING TO THE PLAT THEREOF
RECORDED IN CABINET E SLIDE 331 OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS.



SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (WILLIAM RODGERS), IN CONNECTION WITH THE CLIENT TRANSACTION AGREEMENT DATED 3/28/2019 THAT, THE SURVEY AND DESCRIPTION SET FORTH HEREON WERE PREPARED FROM AN ACTUAL ON-THE-GROUND INSPECTION OF THE SUBJECT PROPERTY; SUCH SURVEY WAS CONDUCTED BY THE UNDERSIGNED, OR UNDER HIS DIRECTION; THE PLAT HEREON CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME THE SURVEY WAS PERFORMED AND IS AN ACCURATE REPRESENTATION OF THE PROFESSIONAL OPINION OF THE UNDERSIGNED; LOCATION AND DESCRIPTION OF VISIBLE AND APPARENT IMPROVEMENTS ARE AS INDICATED AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND EXCEPT AS INDICATED; THE SURVEY SET FORTH HEREON WAS PERFORMED EXCLUSIVELY FOR THE BENEFIT OF THE ABOVE NOTED PARTIES AND TRANSACTION; ANY USE OF THIS SURVEY BY OTHER PARTIES AND/OR USE FOR ANY OTHER PURPOSE SHALL BE AT USER'S OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

EXECUTED THIS 28TH DAY OF MARCH, 2019

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569

STATE OF TEXAS REGISTERED BRIAN GALLIA 5569 PROFESSIONAL LAND SURVEYOR

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENTS AND BUILDING LINES PER RESTRICTIONS RECORDED IN VOLUME 731, PAGE 864

ACCEPTED BY: _____ _____ _____ _____
SIGNATURE DATE SIGNATURE DATE

THE SURVEY SET FORTH HEREON HAS BEEN CONDUCTED AND PREPARED AT THE REQUEST AND IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT OR REPRESENTATIVES THEREOF. BG&A LAND SURVEYING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR THE EXISTENCE OF EASEMENTS, RESTRICTIONS, ENCUMBRANCES OR OTHER FACTS OR MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY. THE SURVEY SET FORTH HEREON IS NOT TO BE RELIED UPON FOR FUTURE CONSTRUCTION PURPOSES. CONTACT ALL GOVERNING AUTHORITIES (MUNICIPALITIES, UTILITY AGENCIES, ASSOCIATIONS, ETC.) PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE TEXAS EXCAVATION SAFETY SYSTEM CAN BE CONTACTED BY CALLING 811. CALL BEFORE YOU DIG.

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48349C0275D, THIS PROPERTY APPEARS TO LIE IN ZONE X AND APPEARS NOT TO LIE WITHIN THE SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT AND/OR FLOOD LINES SHOWN HEREON SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARINGS ARE BASED ON SOUTH LINE OF LOT 8 OF RECORDED PLAT. THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 10150300

LEGEND

BRICK
COVERED AREA
CONCRETE
WOOD DECK
STONE
GRAVEL/ROCK ROAD OR DRIVE
ASPHALT PAVING

IRF/IRS- IRON ROD FOUND/SET
NAIL FOUND/SET
1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
1/2" IRON ROD SET
1" IRON PIPE FOUND
MONUMENT FOUND
"X" FOUND/SET
GUY WIRE
D&UE- DRAINAGE & UTILITY EASEMENT
BL- BUILDING LINE/SET BACK LINE
CHAIN LINK FENCE
WOOD FENCE
BARBED/WIRE
METAL FENCE
PIPE FENCE
WATER LINE
GAS LINE
ELECTRIC METER
LP -LIGHT POLE
OHP OHP OVERHEAD POWER LINE
-POWER POLE
PFC-POINT FOR CORNER
ROW- RIGHT-OF-WAY
EASM'T- EASEMENT
AC- AIR CONDITIONING
PE- POOL EQUIPMENT
UGT-UNDERGROUND TELEPHONE
CATV-UNDERGROUND CABLE TV
TRANS-ELECTRIC TRANSFORMER

~BRIAN GALLIA & ASSOCIATES~
BG&A Land Surveying, Inc.
9011 STATE HIGHWAY 34 S. SUITE - C
QUINLAN, TEXAS, 75474
PHONE: (903) 447-0658
FAX: (903) 447-0931
www.bgasurveying.com

JOB NO. 1901112-2 CAD. TECH. P.OWEN

SURVEY PLAT

13473 BROKEN ARROW

LOT 8, THE BLUFFS AT CEDAR CREEK LAKE, PAHSE I & III

HENDERSON COUNTY, TEXAS