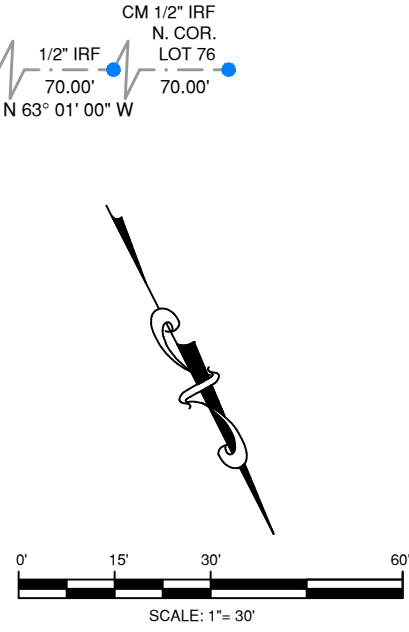


# COTTON FARM TRAIL

(50' R.O.W.)



**NOTES:**

BEARINGS ARE BASED ON THE RECORDED PLAT.  
 PER THE RECORDED SUBDIVISION PLAT, BUILDING SETBACKS NOT SHOWN SHALL CONFORM WITH CITY OF LEANDER ZONING ORDINANCE. THIS SURVEY IS NOT A STUDY OF ORDINANCE BASED SETBACKS. ANY SETBACKS IMPOSED BY CITY OF LEANDER ZONING ORDINANCE ARE UNDETERMINED BY PREMIER SURVEYING. THIS LOT IS SUBJECT TO THE EASEMENTS AND EASEMENT RIGHTS SET FORTH IN DOC. NO. 2014037320, O.P.R.W.C.T.  
 THIS LOT IS NOT SUBJECT TO THE FOLLOWING:  
 (10-6) - WATER LINE EASEMENT, VOL. 734, PG. 657, D.R.W.C.T.  
 (10-7) - DRAINAGE/STORM SEWER EASEMENT, VOL. 1899, PG. 578, O.P.R.W.C.T.  
 (10-8) - UTILITY EASEMENT, DOC. NO. 2014000177, O.P.R.W.C.T.  
 (10-9) - UTILITY EASEMENT, DOC. NO. 2014000178, O.P.R.W.C.T.  
 (10-11) - BOUNDARY AGREEMENT, VOL. 846, PG. 178, D.R.W.C.T.  
 BUILDING LINES AND EASEMENTS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.

**LEGEND:**

|         |                            |                       |  |
|---------|----------------------------|-----------------------|--|
| —x—x—   | BARB WIRE FENCE            | ASPHALT =             |  |
| —o—o—   | CHAIN LINK FENCE           | CONCRETE =            |  |
| —□—□—   | WROUGHT IRON FENCE         | GRAVEL =              |  |
| —//—//— | WOOD FENCE                 | STONE TILE =          |  |
| —v—v—   | VINYL FENCE                | WOOD =                |  |
| —E—E—   | ELECTRIC LINE              | (WOOD) RAILROAD TIE = |  |
| GM =    | GAS METER                  | BRICK =               |  |
| EM =    | ELECTRIC METER             | STONE =               |  |
| IPF =   | IRON PIPE FOUND            |                       |  |
| IRS =   | IRON ROD SET "PREMIER" CAP |                       |  |
| IRF =   | IRON ROD FOUND             |                       |  |
| CM =    | CONTROLLING MONUMENT       |                       |  |

**LEGAL DESCRIPTION:**  
 BEING LOT 74, BLOCK A, MASON RANCH PHASE 2, SECTION 4, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 2018090220, CORRECTED IN DOCUMENT NO. 2018097411, OFFICIAL PUBLIC RECORDS, WILLIAMSON 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.   | T-128442                |
| BORROWER  | RYAN GRANT & TARA GRANT |
| TITLE CO. | TEXAS NATIONAL TITLE    |
| TECH      | MY                      |
| FIELD     | OR                      |

**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. 48491C0445 E, DATED SEPTEMBER 26, 2008.

DATE: 08/11/20      JOB NO.: 20-04209  
 FIELD: 08/11/20

**2104 COTTON FARM TRAIL, LEANDER, TX 78641**  
**LOT 74, BLOCK A, MASON RANCH PHASE 2, SECTION 4**



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 premierorders@premiersurveying.com



DATE: \_\_\_\_\_  
 ACCEPTED BY: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

*Premier*  
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