

NOTES:
BASIS OF BEARINGS:
REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203)
NAD83 (2011) AS DERIVED FROM GPS OBSERVATIONS.

THIS PROPERTY LIES WITHIN THE BOUNDS OF UNSHADED ZONE X (AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FEMA FLOOD INSURANCE
RATE MAP PANEL NO. 48001C0150D DATED FEBRUARY 3, 2010.

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE RESOURCES GUARANTY COMPANY
TITLE COMMITMENT G.F. NO. 248304, EFFECTIVE OCTOBER 30, 2024, ISSUED NOVEMBER 21, 2024.

EASEMENTS AND SETBACK LINES SHOWN ON PLAT RECORDED IN MAP ENVELOPE 417-B PRACT AND
RESTRICTIONS RECORDED IN VOL. 1017, PG. 59, VOL. 1019, PG. 823, VOL. 2316, PG. 573, VOL. 2344,
PG. 188, VOL. 2394, PG. 528, DOC. NOS. 2019-2604, 2019-2605, 2023-3390 & 2024-201 OPRACT.
AFFECT SUBJECT TRACT AS SHOWN HEREON.

EASEMENTS AND SETBACK LINES SHOWN ON PLAT RECORDED IN CAB. G, SLIDE 128 PRHCT AND
RESTRICTIONS RECORDED IN VOL. 1048, PG. 337, VOL. 1053, PG. 110, VOL. 2323, PG. 653, VOL.
2918, PG. 101, VOL. 2922, PG. 351, DOC. NOS. 2012-00013852, 2013-00004292, 2014-00000997,
2018-00013948, 2019-00014028, 2019-00014029, 2024-00000618 ORHCT.
AFFECT SUBJECT TRACT AS SHOWN HEREON.

RIGHTS OF WAY/EASEMENTS RECORDED IN VOL. 511, PG. 583, VOL. 1094, PG. 137, & VOL. 1193,
PG. 501 DRHCT. BLANKET - NOT PLOTTABLE.

RIGHTS OF WAY/EASEMENTS RECORDED IN VOL. 868, PG. 518 AND VOL. 1296, PG. 309 DRHCT.
DO NOT AFFECT SUBJECT TRACT.

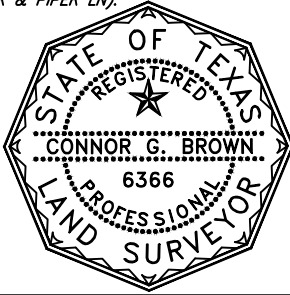
EXCLUSIVELY TO:
HOEFFLER FAMILY TRUST, JEDEDIAH ZAGST AND JENNIFER ZAGST, ROCKET MORTGAGE, LLC, TITLE
RESOURCES GUARANTY COMPANY, AND LANDMARK TITLE, INC.

I, CONNOR G. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT
TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THAT IT IS BASED ON AN ACTUAL
SURVEY PERFORMED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON JANUARY 7-8,
2025, AND THAT THERE ARE NO VISIBLE OR APPARENT DISCREPANCIES, SHORTAGES IN AREA,
BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS, OR
RIGHTS-OF-WAY EXCEPT AS SHOWN HEREON, AND THAT THE SUBJECT TRACT HAS ACCESS TO
AND FROM EXISTING ROADWAYS (HAMMERHEAD DR & PIPER LN).



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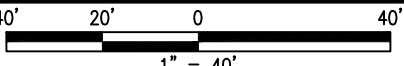
CONNOR G. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6366



AERO ESTATES
UNIT V
Cab. E, Slide 374
P.R.H.C.T.
Envelope 326-B
P.R.A.C.T.



Scale: 1" = 40'

Revisions	Project:
	LAND TITLE SURVEY
	11698 PIPER LANE
	LOT 126R, AERO ESTATES, UNIT V
	JOHN FERGUSON LEAGUE, A-22
	ANDERSON COUNTY, TEXAS
	Date: 1/13/2025
	G:\2024\441892\BOUNDARY\A-1892BNDRY-A
Page 1 of 1	 SURVEYING & MAPPING INC. 21072 FM 2493 Bullard, Texas 75757 (903) 581-7759 TBPELS Firm No. 100327-00 www.ellsurveying.com
Checked By C.G.B.	 1" = 40'

- LEGEND
- IRF = Iron Rod Found
 - = Subject Property Boundary
 - = Existing Chainlink Fence
 - PL — = Existing Powerline
 - EM = Existing Electric Meter
 - GEN = Existing Generator
 - TRNS = Existing Electric Transformer
 - WM = Existing Water Meter
 - ⊠ WV = Existing Water Valve
 - CO = Existing Cleanout
 - AC = Existing Air Conditioner Unit
 - DI = Drain Inlet

JOHN FERGUSON LEAGUE A-22

