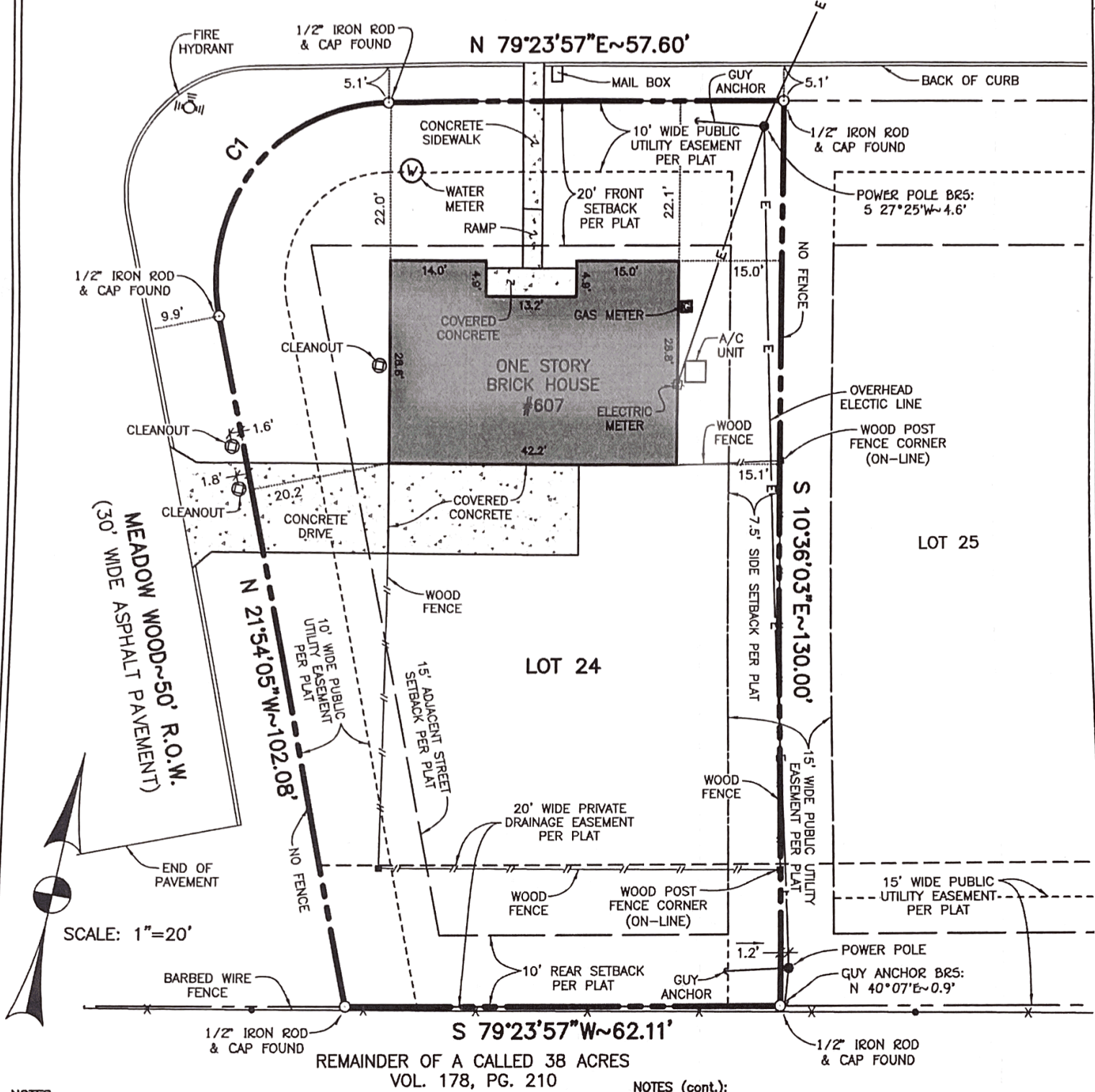


CURVE TABLE:

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	44.20'	25.00'	101°18'02"	N 28°44'56"E	~38.66'

SUNNY STREET~R.O.W. VARIES
(30' WIDE ASPHALT PAVEMENT)



NOTES:

1. BASIS OF BEARINGS IS THE MONUMENTED SOUTH RIGHT OF WAY LINE OF SUNNY STREET ACCORDING TO THE PLAT OF MEADOWS AT COPPERAS HOLLOW RECORDED IN VOL. 2, PG. 36B OF THE PLAT RECORDS OF BURLESON COUNTY, TEXAS. RECORD BEARING: N 79°23'57" E.
2. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BURLESON COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480089, PANEL NO. 0140C, MAP NO. 48051C0140C. EFFECTIVE DATE: JANUARY 6, 2011.
3. ALL APPLICABLE EASEMENTS AND BUILDING LINES AS SHOWN OR SET OUT ON THE PLAT OF MEADOWS AT COPPERAS HOLLOW SUBDIVISION RECORDED IN VOL. 2, PG. 36B OF THE PLAT RECORDS OF BURLESON COUNTY, TEXAS ARE SHOWN HEREON.
4. ALL APPLICABLE EASEMENTS AND BUILDING LINES AS SET OUT IN RESTRICTIONS RECORDED IN VOL. 786, PG. 834 OF THE OFFICIAL RECORDS OF BURLESON COUNTY, TEXAS ARE SHOWN HEREON.

NOTES (cont.):

5. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY BURLESON COUNTY TITLE COMPANY, GF NO. 11384, EFFECTIVE DATE: DECEMBER 13, 2011, TO WIT THE FOLLOWING COMMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:
 - k.) 25' PUBLIC DRAINAGE EASEMENT - BRAZOS VALLEY AFFORDABLE HOUSING CORPORATION - VOL. 771, PG. 35, HAVING A DEFINED LOCATION. THIS EASEMENT LIES APPROXIMATELY 590' NORTHWEST OF THE SUBJECT TRACT. THIS EASEMENT DOES NOT AFFECT THE SUBJECT TRACT AND IS NOT SHOWN HEREON.
 - l.) 10' WIDE SANITARY SEWER EASEMENT - CITY OF CALDWELL - VOL. 256, PG. 581, HAVING A DEFINED LOCATION. THIS EASEMENT LIES ADJACENT TO THE NORTH LINE OF SUNNY STREET AND THIS EASEMENT LIES WHOLLY WITHIN SUNNY STREET. THIS EASEMENT DOES NOT AFFECT SUBJECT TRACT AND IS NOT SHOWN HEREON.

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at on Sunny Street, in the City of Caldwell, Texas, described as follows: Lot Twenty-Four (24) of Meadows at Copperas Hollow Subdivision according to the plat recorded in Volume 2, Page 36B, of the Plat Records of Burleson County, Texas.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat. The size, location, and type of buildings and improvements being within the boundaries of the property, and set back from property lines the distances indicated. The distance from the nearest intersecting street or road is as shown on said plat. There are no encroachments, conflicts, or protrusions, except as noted:

DATE: June 25, 2012

[Handwritten Signature]

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2003
STATE OF TEXAS

