



# 9710 Keeneland Circle

Lot Forty-One (41), In Block One (1), of Replat for 28 Lots In Block 1 of the Final Plat of Lakes of Champions Estates, Section 2A, a subdivision In Chambers County, Texas, according to the map or plat thereof recorded In Clerk's File No. (2013) 86110 of the Map Records of Chambers County, Texas.

# BRPS Title

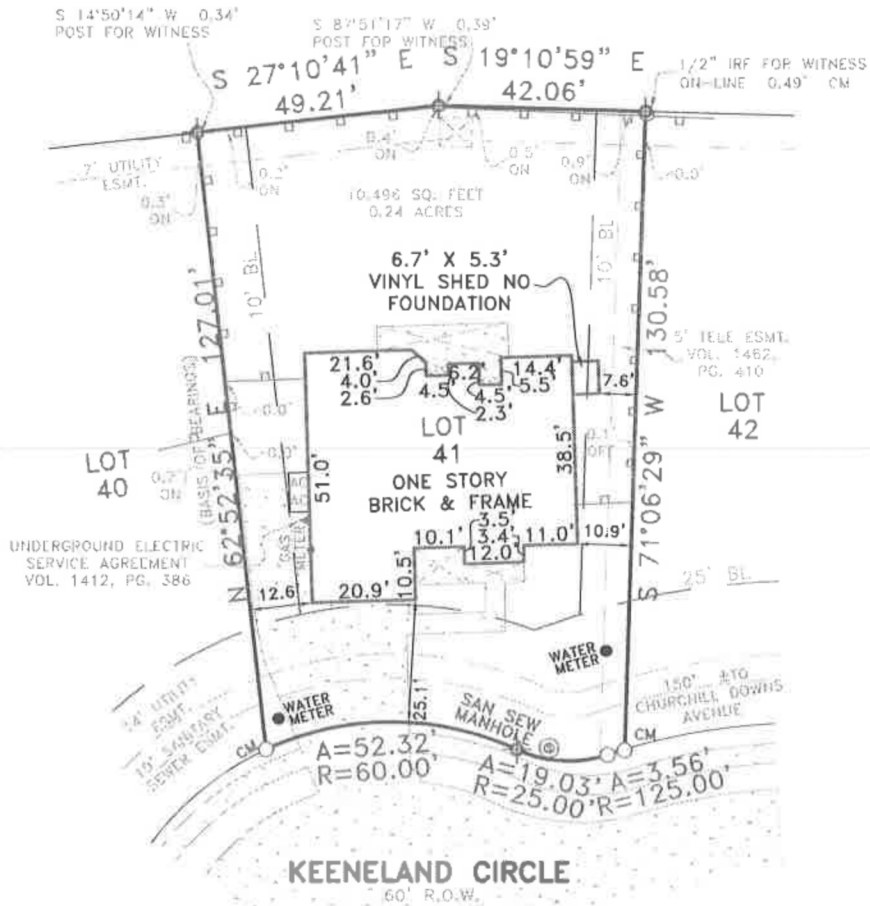


### LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ⊕ POINT FOR CORNER
- ⊕ FENCE POST FOR CORNER
- CONTROLLING MONUMENT
- CM AIR CONDITIONER
- AC POOL EQUIPMENT
- PE TRANSFORMER PAD
- TE COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- /— EDGE OF ASPHALT
- ▲— EDGE OF GRAVEL
- CONCRETE
- COVERED AREA



LAKES OF CHAMPION ESTATES SECTION-2A PHASE 1



### EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 1462, PG. 410, VOL. 1412, PG. 386, Clerk's File No. (2012) 75816, (2013) 86110, 2013086260, 2016113999, 2017126751, 2017126752, 2018128845, 2018130543, 2013084021

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOL. 265, PG. 75, VOL. 273, PG. 421, VOL. 375, PG. 482, VOL. 395, PG. 550, Clerk's File No. 2013089411, 2013084017, 2013085688, 2013090007, 2013086260

APPARENT ENCROACHMENT OF BUILDING INTO/OVER BUILDING LINE

Accepted by: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Purchaser  
 Purchaser

### NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48071C0180F, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by BRPS Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By:   KM/JCM  

Scale:   1" = 30'  

Date:   4-22-2019  

GF No.:   110877  

Job No.   1907788  



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