



### Symbol Legend

(Some may not exist on survey)

	Telecom Access		Water Vault
	Telecom Manhole		Fire Hydrant
	Telecom Marker		Water Valve
	Telecom Pedestal		Water Meter
	Electric Cabinet		Water Manhole
	Electric Manhole		Fire Dept. Connect
	Electric Marker		Sanitary Manhole
	Electric Service		Cleanout
	Light Pole/Post		Sanitary Marker
	Electric Cabinet		Storm Manhole
	Gas Marker		Drain Inlet
	Gas Meter/Service		Grate Inlet
	Gas Test Station		Traffic/Parking Sign
	Gas Manhole		Traffic Control

  

— OHJ — ○ — OHJ — Overhead Utility Line & Pole

— x — x — Center of Fence

  

- Steel rod found/capped (SRF/CSRF)
- 1/2" "MILLER 5665" steel rod set (CSRS)
- × Cross in concrete found/set (CF/CS)

**LEGAL DESCRIPTION OF SURVEYED TRACT:** Lot 5 and Lot 6, Block 2, of Lots 4 thru 6, Block 2, LaVaca Trail, an Addition to the City of Colleyville, Tarrant County, Texas, according to the map or plat thereof recorded in Clerk's File No. D217053885, of the Map Records of Tarrant County, Texas..

**EASEMENT STATEMENT:** The following statements regarding the plottable easements and agreements are based on my professional opinion, in reference to the items listed in Schedule B of the herein referenced Commitment for Title Insurance issued May 1, 2025, GF No. 5141005823 (Document references per Tarrant County Records):

Regarding Item 10f: The following items according to the Plat per Instrument No. D217053885:

- Temporary Drainage Easement affects Lot 5 and Lot 6 and is shown accordingly;  
21.5' Drainage Easement affects Lot 5 and is shown accordingly;  
11' Drainage Easement affects Lot 5 and is shown accordingly;  
30' Mutual Access, Emergency, Utility and Drainage Easement affects Lot 5 and Lot 6 and is shown accordingly;  
24' Mutual Access, Emergency, Utility and Drainage Easement affects Lot 5 and Lot 6 and is shown accordingly;  
16' Utility Easement affects Lot 5 and Lot 6 and is shown accordingly;  
Variable Width Floodplain Easement affects Lot 5 and Lot 6 and is shown accordingly;  
15' Utility Easement affects Lot 5 and is shown accordingly;  
25' Drainage Easement affects Lot 5 and Lot 6 and is shown accordingly;  
40' Building Line affects Lot 6 and is shown accordingly;  
The right-of-way dedication shown on Lot 6 is now public right-of-way and therefore does not affect the Surveyed Tract.

Regarding Item 10g: Building Lines and Easements per plat Cabinet A, Slide 11141 affecting the Surveyed Tract are shown accordingly;

Regarding Item 10h: Pipeline Easement per Volume 950, Page 529 does not affect the Surveyed Tract;

Regarding Item 10i: Electric Easement per Volume 3814, Page 4 does not affect the Surveyed Tract;

**FLOOD STATEMENT:** The flood area(s) shown hereon are based on scaling the Surveyed Tract onto the current online FEMA Flood Insurance Rate Map No. 48439C0095K (Eff. 9/25/09). Other than the flood areas shown hereon, the Surveyed Tract lies within Zone X and do not lie within the FEMA 1% Chance Special Flood Hazard Area (100 year flood plain). Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of said surveyed lot.

To: Atticus Hamp and/or assigns  
Old Republic National Title Insurance Company

GF No: 5141005823 Issued May 1, 2025

I, Jason B. Rawlings, Registered Professional Land Surveyor No. 5665 of the State of Texas, by placing my seal hereon, certify to the above parties that: a) This document serves as my graphic representation of a land survey of the two tracts of land described hereon (the "Surveyed Tracts"); b) Said survey being performed on the ground, under my supervision, on July 8, 2024; c) The boundary lines and dimensions indicated hereon are based on said survey and are true and correct; d) As of the Date of Certification, the corner monuments shown hereon were in place as indicated; e) The location of all buildings and improvements shown hereon are as depicted and are set back from the tract boundaries by the dimensions shown; f) There are no visible encroachments, protrusions, boundary line conflicts, visible easements, or easements of record as furnished to me, affecting the surveyed tract, except as shown or noted otherwise; g) The surveyed tract adjoins and has physical access to one or more public rights-of-way via access easements;

*This survey substantially complies with the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.*

**Date of Certification: July 11, 2025**

