

ZONING SETBACKS

NO ZONING OR SETBACK DATA FOUND FOR THIS TRACT.

NOTES CORRESPONDING TO SCHEDULE B

10(h) TEXAS WATER BOARD PER ORDER NO. 73-0124-4. AFFECTS SUBJECT PROPERTY NO PLOTTABLE ITEMS

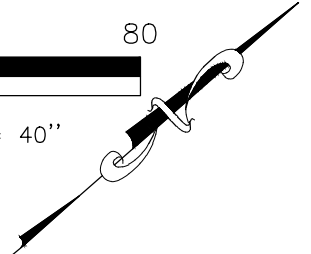
10(i) EASEMENTS, BUILDING SETBACK LINES PER VOL. 1, PG. 16, PLAT RECORDS OF BURLESON COUNTY, TEXAS. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

10(l) UTILITY EASEMENT, PER VOL. 212, PG. 406, VOL. 319, PG. 128, VOL. 438, PG. 198, VOL. 433, PG 360 DEED RECORDS OF BURLESON COUNTY, TEXAS, AND IN VOL. 601, PG. 262, VOL. 1172, PG. 659, OFFICIAL PUBLIC RECORDS BURLESON COUNTY, TEXAS AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON

0 40 80



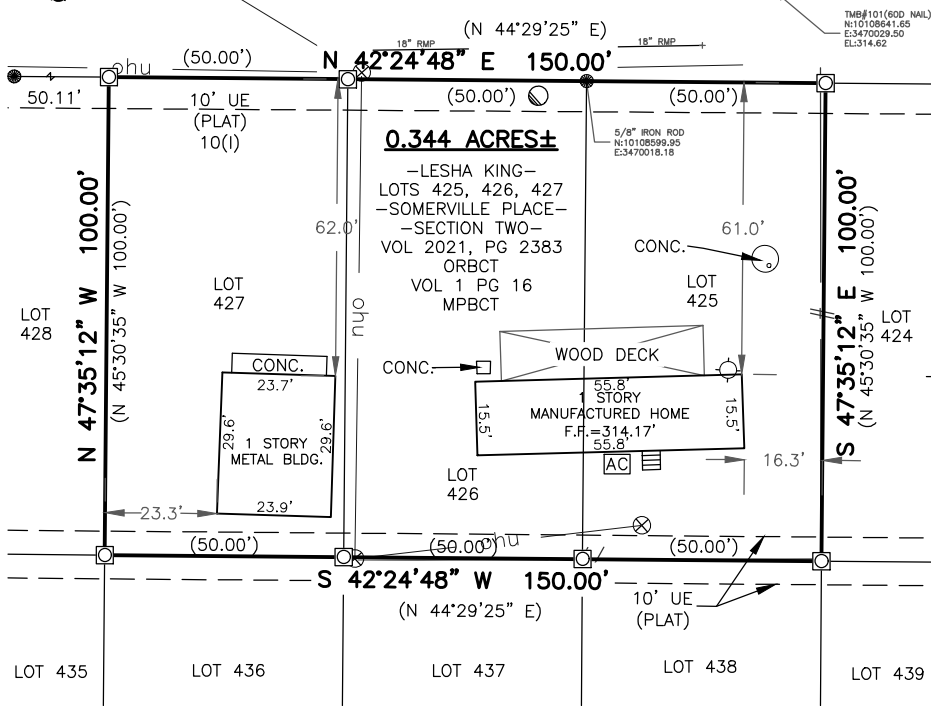
SCALE: 1" = 40"



NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
3. BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), GEOID 2018, CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM CORS NETWORK. COORDINATES ARE GRID; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON THE SURFACE ADJUSTMENT FACTOR OF 1.00006647.
4. ELEVATIONS BASIS: CORS, NAVD 88, GEOID 2018, BASED ON GPS SOLUTIONS FROM CORS NETWORK . ORTHOMETRIC HEIGHT/ELEVATION = 314.62' USFT @ TBM-101 AS SHOWN ON THIS SURVEY.
5. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48051C0450C, DATED 01/06/2011, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
6. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. B210201, DATED AUGUST 13,2021 PROVIDED BY TEXAS COUNTRY TITLE COMPANY. THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON.
7. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION III LAND TITLE SURVEY.

SPANISH OAK STREET
(60' R.O.W.)



LEGEND

- ORBCT OFFICIAL RECORDS OF BURLESON COUNTY, TEXAS
- MRBCT MAP RECORDS OF BURLESON COUNTY, TEXAS
- CONTROL POINT/BENCHMARK LOCATION
- UTILITY POLE, OVERHEAD UTILITY LINE, GUY
- WATER METER
- UE UTILITY EASEMENT
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "ATWELL LLC"
- AC PAD
- WOOD FENCE
- CLEANOUT
- WATER METER

G.F. NO. B210201

307 SPANISH OAK STREET SOMERVILLE, TX
JOB NUMBER: 21003339
CLIENT: ORO REALTY
DATE: 8/30/2021
FIELD CREW: BL
OFFICE: BG/BP
FB/PG: 21003339_BL.dxf



TO RAYMOND WHALEY AND TEXAS COUNTRY TITLE COMPANY EXCLUSIVELY, AND FOR USE WITH THIS TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE: THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND ON 08/05/2021; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON; AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN AND NOTED HEREON.

Billy Patterson

BILLY A. PATTERSON, R.P.L.S. NO. 6030
FIRM NO. 10193726

**J CRAFT SURVEY,
ABSTRACT NO. 83,
BURLESON COUNTY, TEXAS**



19 BRIAR HOLLOW LN. #145, HOUSTON, TX 77079
(713) 468-6000