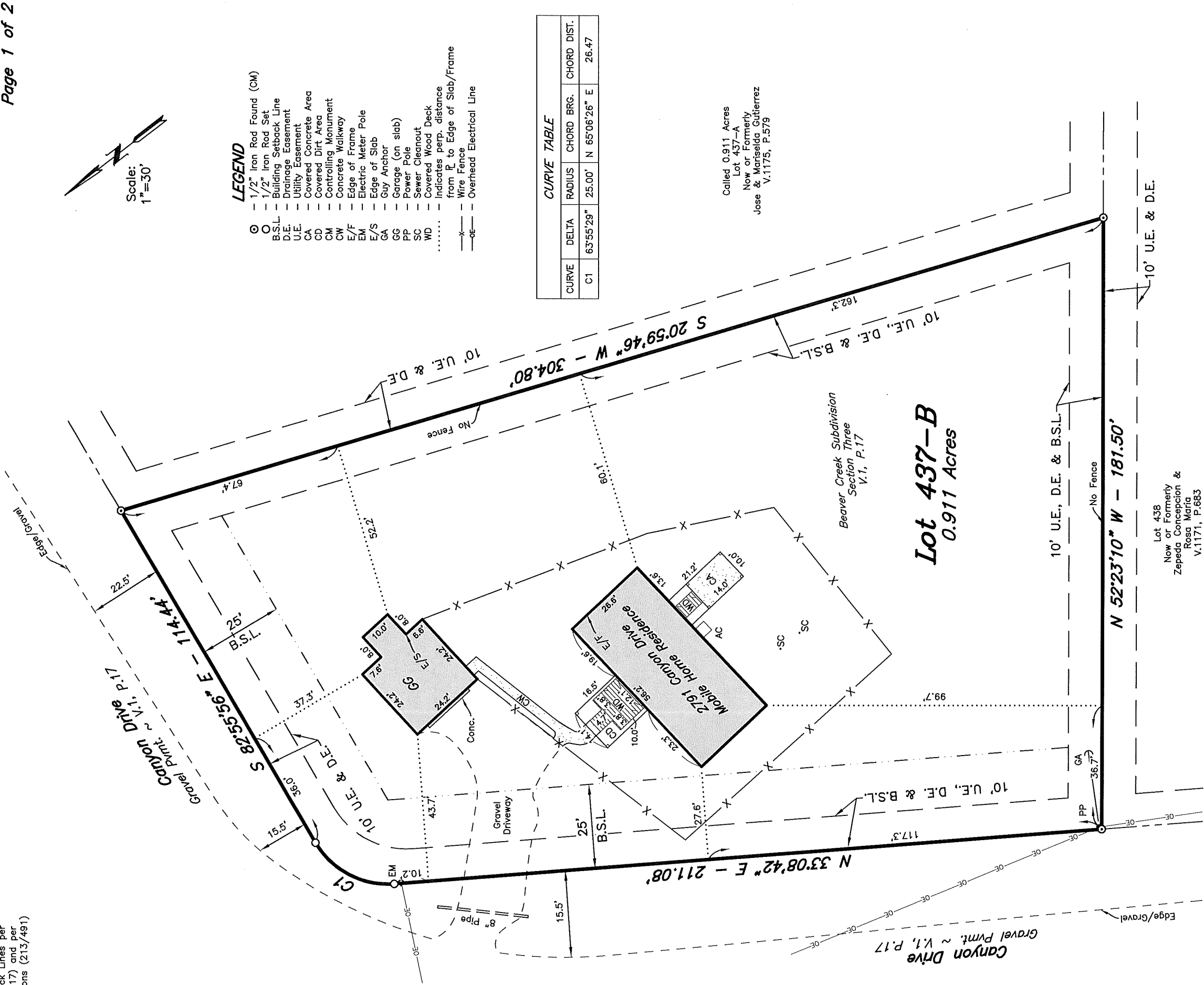


Lot 437B-LS  
Building Setback Lines per  
Final Plat (1/17) and per  
Deed Restrictions (213/491)



LEGEND

- 1/2" Iron Rod Found (CM)
- 1/2" Iron Rod Set
- Building Setback Line
- Drainage Easement
- Utility Easement
- Covered Concrete Area
- Covered Dirt Area
- Controlling Monument
- Concrete Walkway
- Edge of Frame
- Electric Meter Pole
- Edge of Slab
- Guy Anchor
- Garage (on slab)
- Power Pole
- Sewer Cleanout
- Covered Wood Deck
- Indicates perp. distance from it to Edge of Slab/Frame
- Wire Fence
- Overhead Electrical Line

| CURVE TABLE |           |        |               |             |
|-------------|-----------|--------|---------------|-------------|
| CURVE       | DELTA     | RADIUS | CHORD BRG.    | CHORD DIST. |
| C1          | 63°55'29" | 25.00' | N 65°06'26" E | 26.47       |

Called 0.911 Acres  
Lot 437-A  
Now or Formerly  
Jose & Mariselda Gutierrez  
V.1175, P.579

NOTE:  
1. According to the Title Commitment identified below, this property is subject to the following:

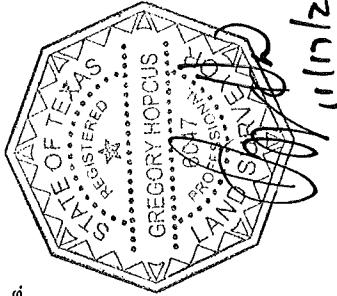
- Restrictive Covenants recorded in Volume 213, Page 491 and Volume 1, Page 17 (on plat), Deed Records, Burleson County, Texas.
  - Public Utility Easement from Lester L. Tatum to Bluebonnet Electric Cooperative, Inc., dated January 31, 1973, recorded in Volume 196, Page 296, Deed Records, Burleson County, Texas. (Not located on subject tract - Section I)
  - Public Utility Easement from Lester L. Tatum to Bluebonnet Electric Cooperative, Inc., dated July 18, 1973, recorded in Volume 214, Page 408, Deed Records, Burleson County, Texas. (Not located on subject tract - Section II)
  - Pipeline Easement from Lester L. Tatum to Ferguson Crossing Pipe Line Co., dated July 22, 1981, recorded in Volume 290, Page 179, Deed Records, Burleson County, Texas. (50' width - Not located on subject tract)
  - Pipeline Easement from Lester L. Tatum to Ferguson Crossing Pipeline Company, dated December 29, 1981, recorded in Volume 298, Page 392, Deed Records, Burleson County, Texas. (30' width - Not located on subject tract)
  - Pipeline Easement from Lester L. Tatum to Ferguson Crossing Pipeline Company, dated April 22, 1982, recorded in Volume 305, Page 559, Deed Records, Burleson County, Texas. (30' width - Not located on subject tract)
  - Right-of-Way Easement Agreement from Lester L. Tatum to Ferguson Crossing Pipe Line Company, dated July 30, 1990, recorded in Volume 401, Page 808, Deed Records, Burleson County, Texas. (30' Width - Not located on subject tract)
  - Pipeline Easement from Lee L. Denena, et ux to Lone Star Gas Company, dated February 1, 1988, recorded in Volume 171, Page 288, more particularly described in Partial Release of Easement, dated March 22, 1970, recorded in Volume 192, Page 485, Deed Records, Burleson County, Texas. (Blanket)
  - Easement from Joe Gutierrez to Bluebonnet Electric Cooperative, Inc., dated May 16, 2019, recorded in Document Number 2019-3881, Official Records, Burleson County, Texas. (20' width - Blanket)
  - Easement from Christian Sanchez to Bluebonnet Electric Cooperative, Inc., dated February 7, 2020, recorded in Document Number 2020-3457, Official Records, Burleson County, Texas. (20' width - Blanket)
3. Survey is valid only if print has seal and signature of Surveyor.  
4. The bearing system and actual measured distance to the monuments are consistent with the recorded deed in Volume 2020, Page 5432, Official Records, Burleson County, Texas.

Being all the certain tract or parcel of land lying and being situated in the J.W. BELL LEAGUE, Abstract No.3, Burleson County, Texas and being part of the LOT 437, BEAVER CREEK, SECTION 3 according to the Final Plat recorded in Volume 1, Page 17 of Burleson County Map Records, said tract of land also described as Lot 437-B in the deed from Calvin Hardman to Joel Esparza recorded in Volume 597, Page 785 of that Official Public Records of Burleson County, Texas and further being described as the called 0.911 acre tract described in a deed from CMH Homes, Inc. to Beck Woytek recorded in Volume 2020, Page 3457, Official Records of Burleson County, Texas.

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that the above survey is true and correct and agrees with a survey made on the ground under my supervision on November 17, 2022. There are no visible improvements other than those shown hereon. According to the Flood Insurance Rate Maps for Burleson County, Texas and Incorporated Areas, Map Number 48051C0325C, Map Revised January 6, 2011, no portion of this property is located in a Special Flood Hazard Area.

Proposed Borrower: FORREST HEAP and AUTUMN TEACH

This survey was prepared with the assistance of UNIVERSITY TITLE COMPANY Title Commitment GF #: F221446, effective October 21, 2022.



FIELD NOTES  
0.911 ACRES

Being all that certain tract or parcel of land lying and being situated in the J. W. BELL LEAGUE, Abstract No. 3, Burleson County, Texas and being part of Lot 437, BEAVER CREEK, SECTION THREE according to the Final Plat recorded in Volume 1, Page 17 of the Burleson County Map Records (B.C.M.R.), said tract of land also described as Lot 437-B in the deed from Calvin Hardman to Joel Esparza recorded in Volume 597, Page 785 of the Official Public Records of Burleson County, Texas (O.P.R.B.C.) and further being described as the called 0.911 acre tract described in a deed from CMH Homes, Inc. to Beck Woytek recorded in Volume 2020, Page 3457 of the Official Records of Burleson County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the west corner of this tract and the north corner of Lot 438 of said BEAVER CREEK, SECTION THREE, said iron rod also being in the southeast margin of Canyon Drive;

THENCE: along the margin of said Canyon Drive for the following three (3) calls:

- 1) N 33°08'42" E for a distance of 211.08 feet to a 1/2-inch iron rod set for the Point of Curvature of a curve to the right,
- 2) 27.89 feet along the arc of said curve having a central angle of 63°55'29", a radius of 25.00 feet, a tangent of 15.60 feet and a long chord bearing N 65°06'26" E at a distance of 26.47 feet to a 1/2-inch iron rod set for the Point of Tangency, and
- 3) S 82°55'56" E, at 99.63 feet pass a found 1/2-inch iron rod, continue for a total distance of 114.44 feet to a 1/2-inch iron rod set for the northeast corner of this tract and the northwest corner of the called 0.911 acre Jose and Mariselda Gutierrez tract recorded in Volume 1175, Page 579 of the Official Records of Burleson County, Texas (O.R.B.C.) said tract also commonly known as Lot 437-A of said BEAVER CREEK, SECTION THREE, from whence a found 1/2-inch iron rod marking the northeast corner of said Lot 437-A bears S 82°55'56" E at a distance of 134.98 feet for reference;

THENCE: S 20°59'46" W along the common line of this tract and said Lot 437-A for a distance of 304.80 feet to a 1/2-inch iron set for the south corner of this tract, the west corner of said Lot 437-A and being in the northeast line of the before-said Lot 438, from whence a found 1/2-inch iron rod marking the south corner of said Lot 437-A bears S 52°23'10" E at a distance of 110.64 feet for reference;

THENCE: N 52°23'10" W along the common line of this tract and said Lot 438, at 35.53 feet pass a found 1/2-inch iron, continue along said common line for a total distance of 181.50 feet to the POINT OF BEGINNING and containing 0.911 acres of land, more or less.

I, Gregory Hopcus, Registered Professional Land Surveyor No. 6047, State of Texas, do hereby certify to the best of my knowledge, information and belief, and in my professional opinion, that this survey is true and correct and agrees with a survey made on the ground under my supervision on November 17, 2022.

See survey plat on Page 1 of 2  
for additional information.

