

ZONING SETBACKS

THIS PROPERTY IS NOT LOCATED WITHIN THE CITY LIMITS OF THE CITY OF SOMERVILLE OR ANY OTHER MUNICIPALITY LOCATED WITHIN BURLESON COUNTY AND IS THEREFORE NOT SUBJECT TO ZONING SETBACKS.

NOTES

- FENCES MEANDER.
- BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
- 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.
- ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48051C0425C, DATED 01/06/2011, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
- THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 230276, DATED 07/26/2023 PROVIDED BY BURLESON COUNTY TITLE COMPANY AND FURTHER MORE THIS SURVEY IS VERIFIED PER THE AVAILABLE DEEDS AND/OR PLAT AS SHOWN, AND STATED HEREON.
- THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS OF A CATEGORY 1A, CONDITION III STANDARD LAND SURVEY.
- CONTROL POINT - TBM#1
N:10101944.76
E:3460229.04
ELEVATION: 274.7'

NOTES CORRESPONDING TO SCHEDULE B

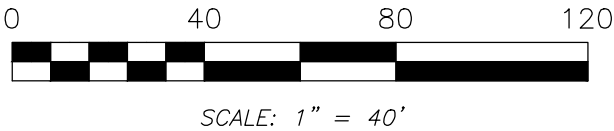
RESTRICTIONS, RESERVATIONS, COVENANTS, AND EASEMENTS PER 240/356, 382/136, 490/711, 491/612, AND 240/353, ALL OF THE DEED RECORDS OF BURLESON COUNTY, TEXAS, PER 763/762, 1001/609, 978/235, 1028/664, 1028/660, 1171/842, ALL OF THE OFFICIAL PUBLIC RECORDS OF BURLESON COUNTY, TEXAS, AND PER PLAT RECORDED IN 1/44, MAP RECORDS OF BURLESON COUNTY, TEXAS AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

10' UE ON ALL PROPERTY LINES - 240/356 DRBCT
10' UE ON ALL PROPERTY LINES - 1/44 MRBCT
5' BSL ON ALL PROPERTY LINES - 382/136 DRBCT, 490/711 DRBCT, 491/612 DRBCT, 763/732 OPRBCT AND 1171/842 OPRBCT

GROUND EASEMENT 10' WIDE FROM THE GROUND UPWARD AND UNOBSTRUCTED AERIAL EASEMENT, 20' WIDE FROM A PLANE AND 15' ABOVE THE GROUND UPWARD CENTERED ON THE GROUND EASEMENTS PER 382/136 DRBCT, 490/711 DRBCT, 491/612 DRBCT, 763/732 OPRBCT AND 1171/842 OPRBCT AFFECTS SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE ITEMS.

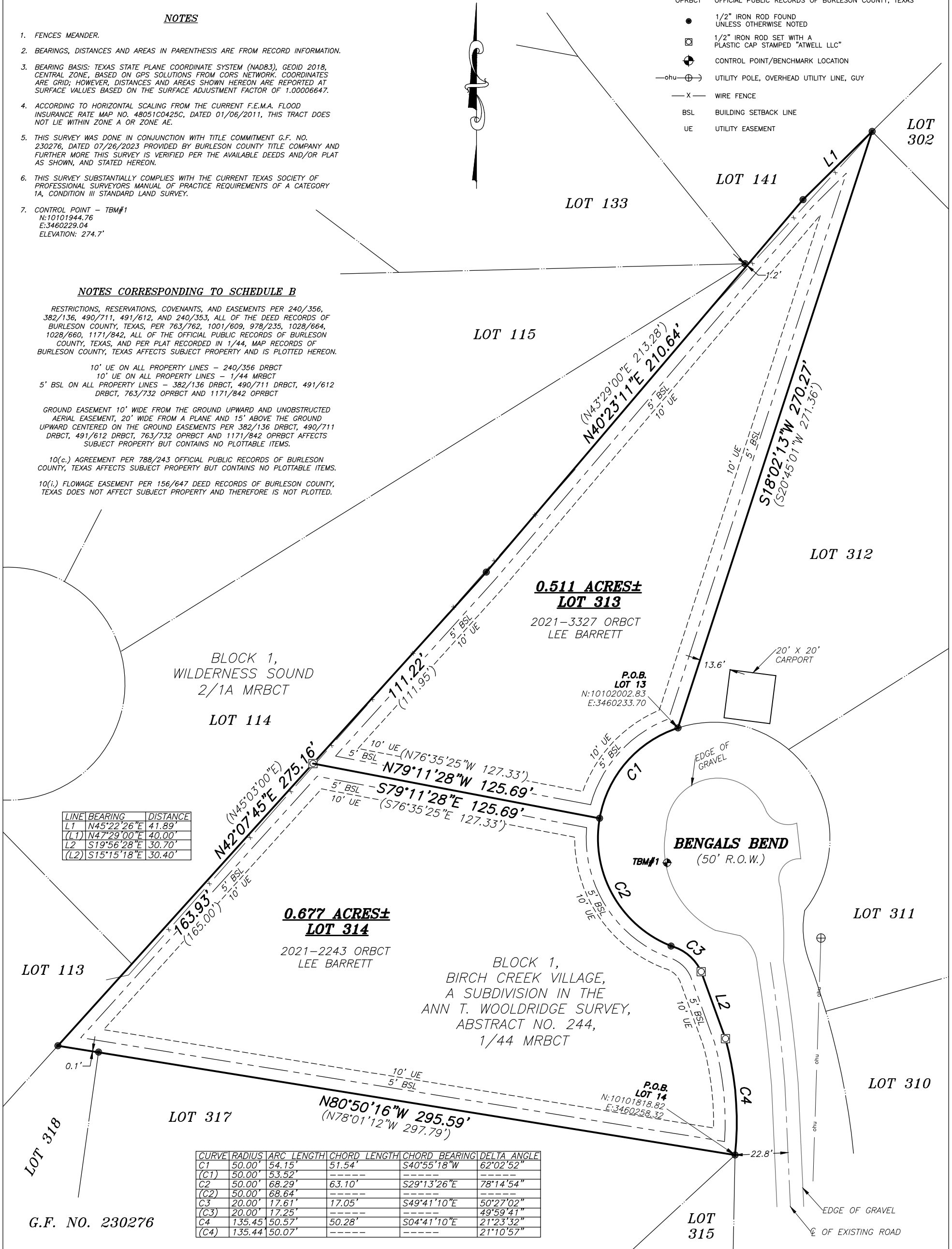
10(c.) AGREEMENT PER 788/243 OFFICIAL PUBLIC RECORDS OF BURLESON COUNTY, TEXAS AFFECTS SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE ITEMS.

10(i.) FLOWAGE EASEMENT PER 156/647 DEED RECORDS OF BURLESON COUNTY, TEXAS DOES NOT AFFECT SUBJECT PROPERTY AND THEREFORE IS NOT PLOTTED.



LEGEND

- MRBCT MAP RECORDS OF BURLESON COUNTY, TEXAS
- DRBCT DEED RECORDS OF BURLESON COUNTY, TEXAS
- ORBCT OFFICIAL RECORDS OF BURLESON COUNTY, TEXAS
- OPRBCT OFFICIAL PUBLIC RECORDS OF BURLESON COUNTY, TEXAS
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "ATWELL LLC"
- CONTROL POINT/BENCHMARK LOCATION
- ohu ⊕ → UTILITY POLE, OVERHEAD UTILITY LINE, GUY
- X WIRE FENCE
- BSL BUILDING SETBACK LINE
- UE UTILITY EASEMENT



LINE	BEARING	DISTANCE
L1	N45°22'26"E	41.89'
(L1)	N47°29'00"E	40.00'
L2	S19°56'28"E	30.70'
(L2)	S15°15'18"E	30.40'

0.677 ACRES±
LOT 314

2021-2243 ORBCT
LEE BARRETT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	54.15'	51.54'	S40°55'18"W	62°02'52"
(C1)	50.00'	53.52'	---	---	---
C2	50.00'	68.29'	63.10'	S29°13'26"E	78°14'54"
(C2)	50.00'	68.64'	---	---	---
C3	20.00'	17.61'	17.05'	S49°41'10"E	50°27'02"
(C3)	20.00'	17.25'	---	---	---
C4	135.45'	50.57'	50.28'	S04°41'10"E	21°23'32"
(C4)	135.44'	50.07'	---	---	---

BENGALS BEND,
SOMERVILLE, TEXAS

JOB NUMBER: 23004703

CLIENT: SARAH UNDERWOOD

DATE: 8/17/2023

FIELD CREW: SW

OFFICE: JL/BP

FB/PG: 23004703_SW.DXF

LOT 313 & LOT 314,
BLOCK 1,
BIRCH CREEK VILLAGE,
A SUBDIVISION IN THE
ANN T. WOOLDRIDGE SURVEY,
ABSTRACT NO. 244,
BURLESON COUNTY, TEXAS



TO ROBERT C. ALLEN AND BURLESON COUNTY 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 08/09/2023; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON; AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

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

BURLESON COUNTY, TEXAS



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