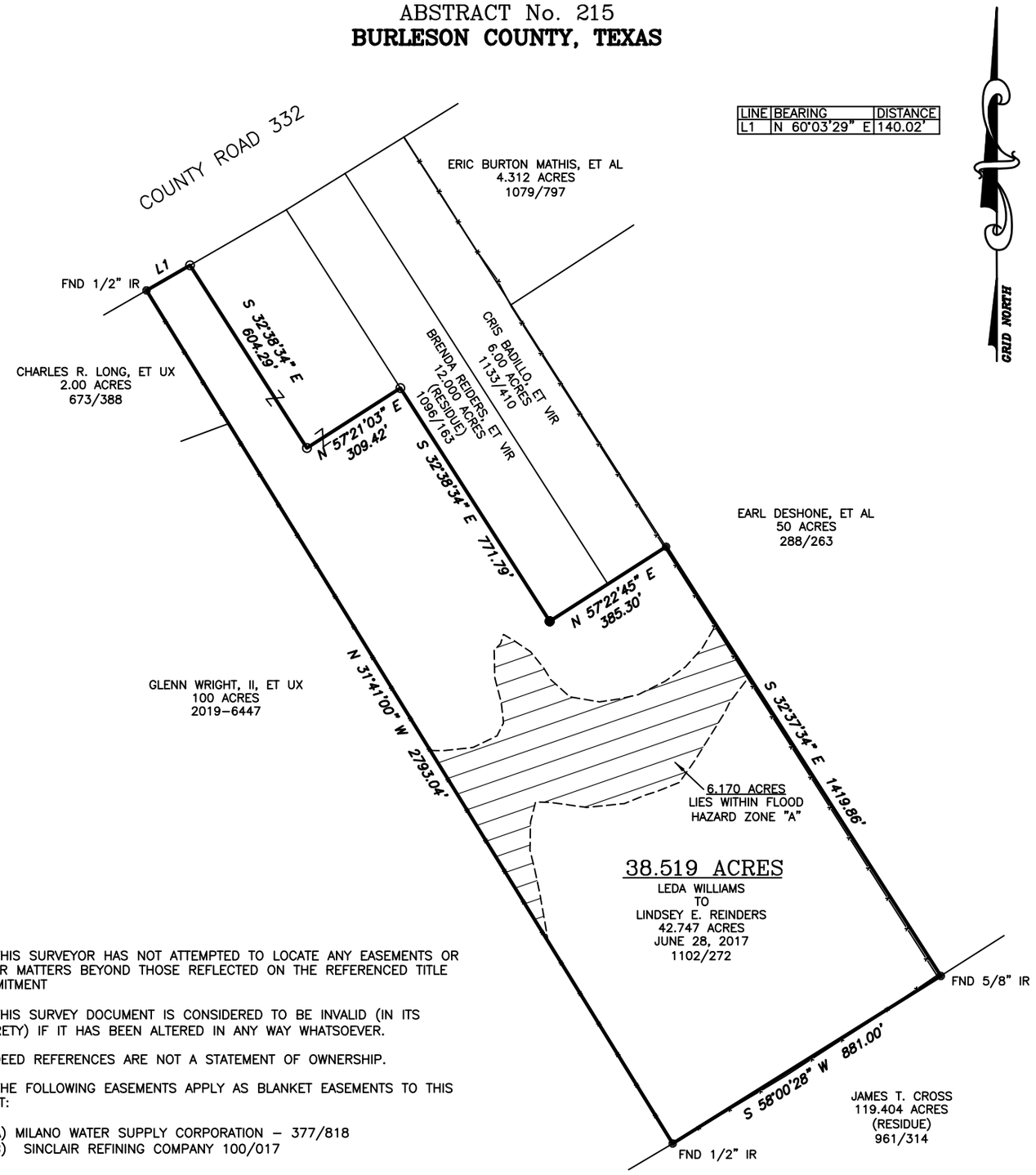
JAMES W. SCOTT SURVEY
ABSTRACT No. 215
BURLESON COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	N 60°03'29" E	140.02'

1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE REFERENCED TITLE COMMITMENT

2. THIS SURVEY DOCUMENT IS CONSIDERED TO BE INVALID (IN ITS ENTIRETY) IF IT HAS BEEN ALTERED IN ANY WAY WHATSOEVER.

3. DEED REFERENCES ARE NOT A STATEMENT OF OWNERSHIP.

4. THE FOLLOWING EASEMENTS APPLY AS BLANKET EASEMENTS TO THIS TRACT:

A) MILANO WATER SUPPLY CORPORATION – 377/818
B) SINCLAIR REFINING COMPANY 100/017

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952 IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE TITLE AGENCY, UNDERWRITER, LENDER, MORTGAGE CO. AND/OR PURCHASER THAT THIS SURVEY WAS MADE ON THE GROUND; THIS PLAT HEREON CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY; THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN; THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROAD AS SHOWN; SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AND 6.170 ACRES APPEARS TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAPS NO. 48051C0150C BURLESON COUNTY, TEXAS DATED 1/6/2011; THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV, SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF AUGUST, 2025.

BRADLEY L. LIPSCOMB, RPLS

STATE OF TEXAS
REGISTERED
BRADLEY L. LIPSCOMB
5952
PROFESSIONAL
LAND SURVEYOR

LEGEND

- ● – 1/2" IRON ROD FOUND WITH RED CAP MARKED "TRIAD RPLS 5952" (UNLESS NOTED)
- ○ – 1/2" IRON ROD SET WITH RED CAP MARKED "TRIAD RPLS 5952"
- —P— – OVERHEAD POWERLINE
- —SP— – SERVICE POWERLINE
- —X— – BARB WIRE FENCE

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE

200 0 200 400 600 800 1000 1200

SCALE: 1" = 400 FEET

TRIAD SURVEYING

TRIAD SURVEYING, INC. GF NO. BU-17-031
FIRM REGISTRATION NO. 10007900
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567

38.519 ACRES
JAMES W. SCOTT SURVEY, A-215
BURLESON COUNTY, TEXAS

Completion Date:	8/5/25	Drawn By:	MGG
Scale:	1" = 400'	Surveyed by:	RP
Project No.:	S17-50	Checked by:	BL