

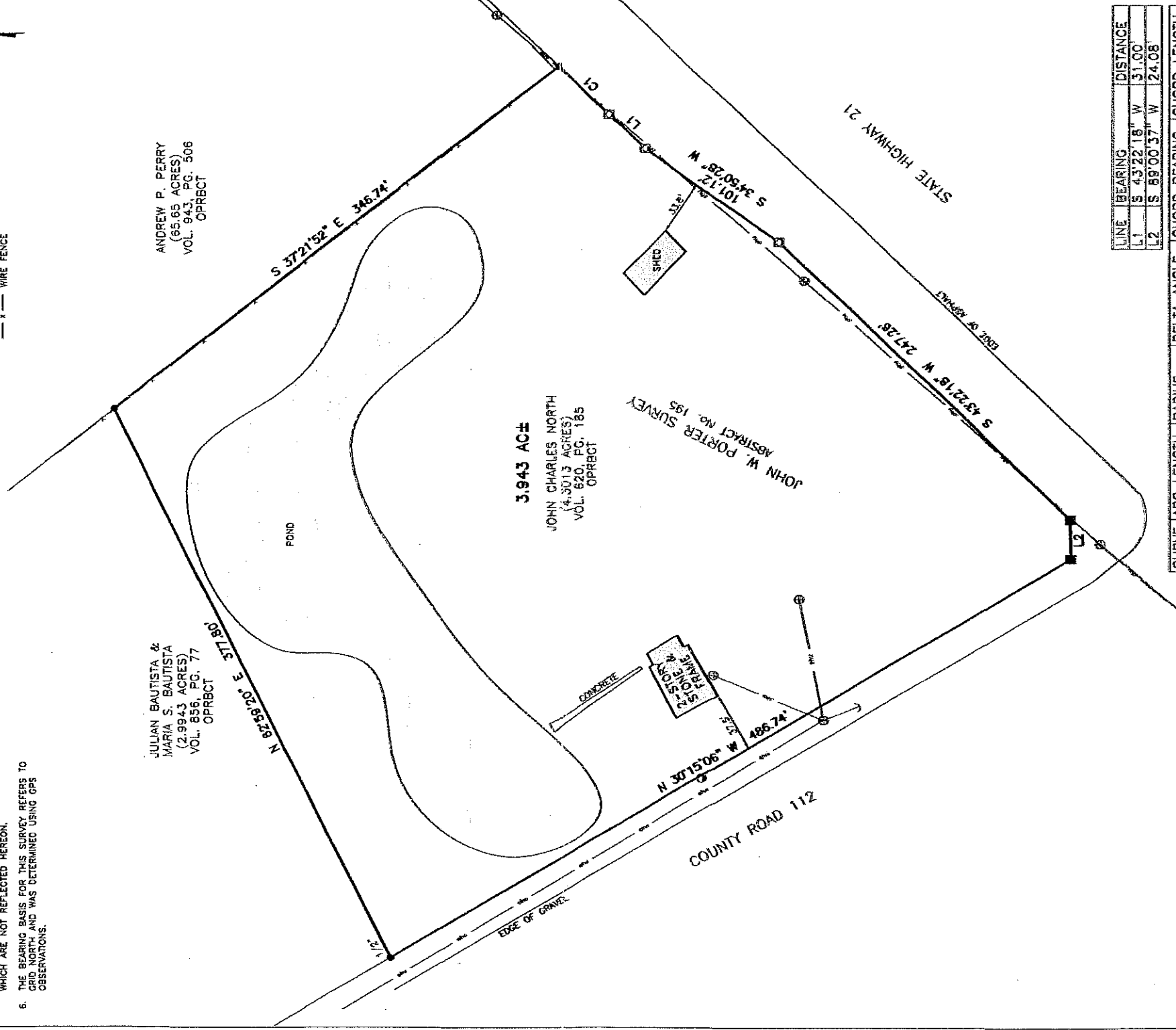
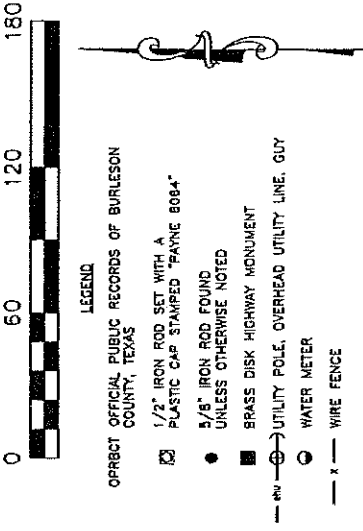
NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
3. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48051C0273C, DATED JANUARY 4, 2011, THIS TRACT DOES NOT UE WITHIN ZONE A OR ZONE AE.
4. THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED JUNE 23, 2017 PREPARED BY PAYNE INDUSTRIES, LLC.
5. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND 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.
6. THE BEARING BASIS FOR THIS SURVEY REFERS TO GRID NORTH AND WAS DETERMINED USING GPS OBSERVATIONS.

JULIAN BAUTISTA &
MARIA S. BAUTISTA
(2.9943 ACRES)
VOL. 856, PG. 77
OPRBCT

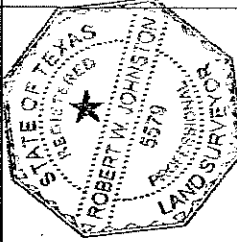
ANDREW P. PERRY
(65.65 ACRES)
VOL. 943, PG. 506
OPRBCT

3.943 AC±
JOHN CHARLES NORTH
(4.3013 ACRES)
VOL. 620, PG. 185
OPRBCT



LINE	BEARING	DISTANCE
L1	S 43°22'18" W	31.00'
L2	S 89°00'37" W	24.08'

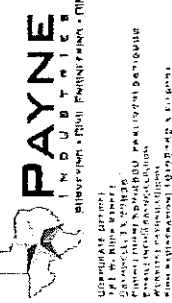
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	42.19'	5650.32'	0°25'40"	S 43°09'28" W	42.19'



TO ALFREDO GARCIA 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 JUNE 23, 2017, THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON.

3.943 ACRES,
MORE OR LESS,
IN THE J.W. PORTER SURVEY,
ABSTRACT NO. 195,
BURLESON COUNTY, TEXAS

ADDRESS: 158 CR 112,
CALDWELL, TEXAS



JOB NUMBER: 1528-001
CLIENT: ALFREDO GARCIA
DATE: JULY 3, 2017
FIELD CREW: BH, WW
OFFICE: RU, WU
PB/Pg: 64/33

Robert W. Johnston
ROBERT W. JOHNSTON, R.L.S., NO. 5579