

**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 SMARTNET. COORDINATES ARE GRID; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON THE SURFACE ADJUSTMENT FACTOR OF 1.0000625284.
- ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48051C0425C, DATED JANUARY 6, 2011, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
- ATTACHMENTS: METES AND BOUNDS DESCRIPTION 2001-001.
- THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 20-0275, DATED JUNE 23, 2020 PROVIDED BY BURLESON COUNTY 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.

**NOTES CORRESPONDING TO SCHEDULE B**

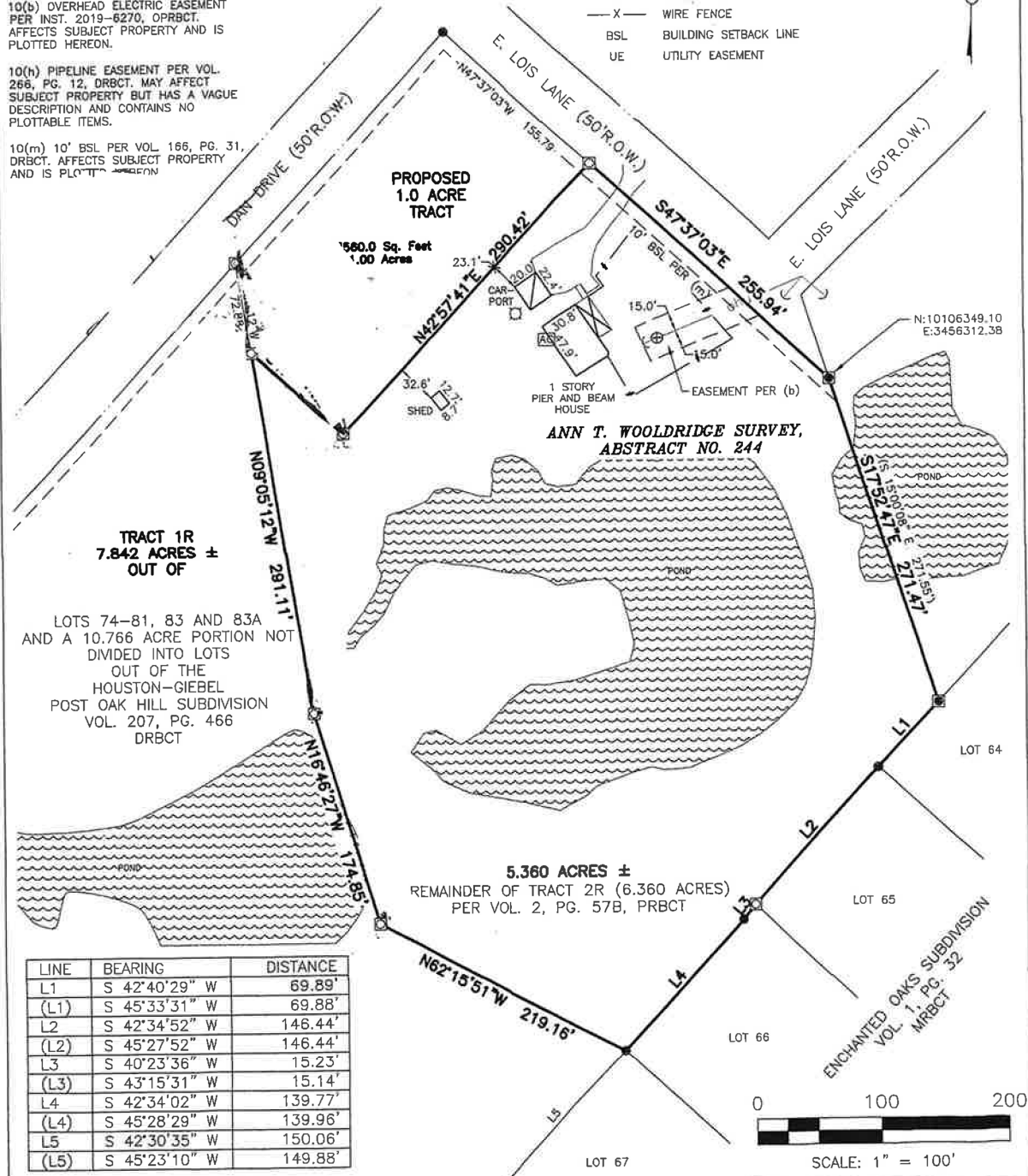
10(b) OVERHEAD ELECTRIC EASEMENT PER INST. 2019-6270, OPRBCT. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

10(h) PIPELINE EASEMENT PER VOL. 266, PG. 12, DRBCT. MAY AFFECT SUBJECT PROPERTY BUT HAS A VAGUE DESCRIPTION AND CONTAINS NO PLOTTABLE ITEMS.

10(m) 10' BSL PER VOL. 166, PG. 31, DRBCT. AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

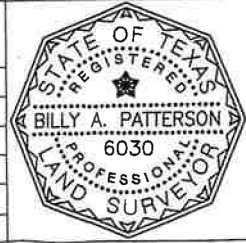
**LEGEND**

- DRBCT DEED RECORDS OF BURLESON COUNTY, TEXAS
- OPRBCT OFFICIAL PUBLIC RECORDS OF BURLESON COUNTY, TEXAS
- PRBCT PLAT RECORDS OF BURLESON COUNTY, TEXAS
- 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "HODDE 5197" OR OTHERWISE NOTED
- 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "PAYNE 6064"
- 5/8" IRON ROD FOUND
- AC PAD
- CLEANOUT
- UTILITY POLE, OVERHEAD UTILITY LINE, GUY
- CHAIN LINK FENCE
- WIRE FENCE
- BUILDING SETBACK LINE
- UTILITY EASEMENT



G.F. NO. 20-0275

ADDRESS: LOIS LANE E., SOMERVILLE, TX  
JOB NUMBER: 2001-001  
CLIENT: TOMMY SMITH  
DATE: 07-14-2020  
FIELD CREW: HW  
OFFICE: LB, BP  
FB/PG: 2001-001\_HW.dxf



TO KARL HILBURN 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 JUNE 29, 2020; 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* 7/14/20  
BILLY A. PATTERSON, R.P.L.S. NO. 6030  
FIRM NO. 10193780

**5.360 ACRES, MORE OR LESS, BEING THE REMAINDER OF TRACT 2R (6.360 ACRES), PER VOL. 2, PG. 57B, PRBCT BURLESON COUNTY, TEXAS**

**PAYNE INDUSTRIES**  
27503 S.H. 249, SUITE 12, TOMBALL TX, 77375  
(979) 567-4500