

SCALE 1"=60'
BEARINGS BASED ON SPCS NAD83 TNCZ
CSF=0.999945



PLAT NO. G85-180809-1P, FALCON4.CRD, FALCON_RIDGE_23.DWG
ACCORDING TO FEMA FIRM PANEL NO. 48425C0040 C, EFFECTIVE DATE 04/03/1995, SUBJECT
PROPERTY IS OUTSIDE THE LIMITS OF THE 100 YEAR FLOODPLAIN.

UTILITIES SHOWN REFLECT ONLY THOSE THAT WERE VISIBLY APPARENT AND FOUND DURING THE
COURSE OF THE SURVEY OR EASEMENT DESCRIPTIONS FURNISHED TO US PRIOR TO THE SURVEY.

THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD,
ENCUMBRANCES, RESTRICTIVE CONVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS
THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

THE EASEMENT TO COMMUNITY PUBLIC SERVICE CO. RECORDED IN VOLUME 38, PAGE 374, DEED RECORDS OF SOMERVELL
COUNTY, TEXAS DOES NOT CONTAIN SUFFICIENT LOCATIVE DATA AND MAY AFFECT SUBJECT TRACT.

THE EASEMENT TO COMMUNITY PUBLIC SERVICE CO. RECORDED IN VOLUME 38, PAGE 418, DEED RECORDS OF SOMERVELL
COUNTY, DOES NOT AFFECT SUBJECT TRACT.

THE EASEMENT TO SOUTHWESTERN BELL TELEPHONE CO. RECORDED IN VOLUME 42, PAGE 45, DEED RECORDS OF SOMERVELL
COUNTY, TEXAS DOES NOT CONTAIN SUFFICIENT LOCATIVE DATA AND MAY AFFECT SUBJECT TRACT.

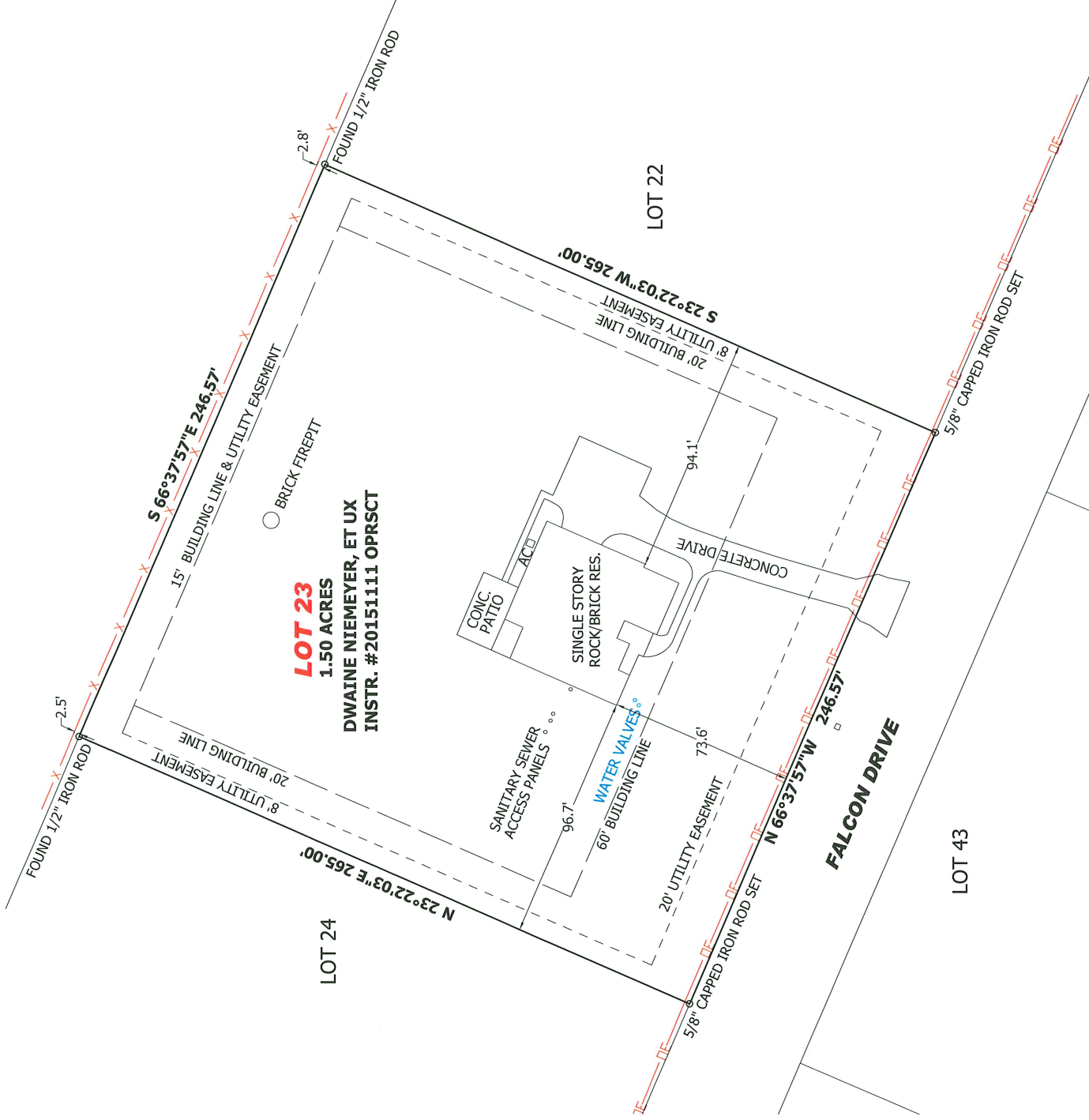
THE EASEMENT TO TEXAS TELEPHONE AND TELEGRAPH CO. RECORDED IN VOLUME 47, PAGE 192, DEED RECORDS OF
SOMERVELL COUNTY, TEXAS DOES NOT CONTAIN SUFFICIENT LOCATIVE DATA AND MAY AFFECT SUBJECT TRACT.

THE AGREEMENT RECORDED IN VOLUME 47, PAGE 194, DEED RECORDS OF SOMERVELL COUNTY, TEXAS DOES NOT AFFECT
SUBJECT TRACT.

THE EASEMENT TO COMMUNITY PUBLIC SERVICE CO. RECORDED IN VOLUME 47, PAGE 344, DEED RECORDS OF SOMERVELL
COUNTY, TEXAS DOES NOT CONTAIN SUFFICIENT LOCATIVE DATA AND MAY AFFECT SUBJECT TRACT.

SANITARY CONTROL EASEMENT RECORDED IN INST. # 20082667, OFFICIAL PUBLIC RECORDS OF SOMERVELL COUNTY, TEXAS
DOES NOT AFFECT SUBJECT TRACT.

NORTH



LEGEND

---x---x---x--- = INDICATES FENCE
---oe---oe---oe--- = INDICATES OVERHEAD
 ELECTRIC LINE



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& MAPPING CO., INC.**

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P.O. BOX 249
GLEN ROSE, TX 76043
254.897.3910



SOMERVELL COUNTY, TEXAS
JOHN ECHOLS SURVEY, ABSTRACT NO. 24

A Survey of

LOT 23, FALCON RIDGE ESTATES
AMENDED PLAT RECORDED IN INSTRUMENT
NO. 20081267 OF THE OFFICIAL PUBLIC
RECORDS OF SOMERVELL COUNTY

for
JEFFERY CLAY DURHAM
PAMELA M. DURHAM

David F. Lyons Jr.

*Surveyed on the ground on 08/09/2018
David F. Lyons Jr., R.P.L.S., No. 5649
T.B.P.L.P. Form 10089901*