

323
y. to -
route
title

LEMUEL DICKINSON SURVEY
ABSTRACT NO. 20
CITY OF CALDWELL
BURLESON COUNTY, TEXAS



SALLIE M. FISHER, ET AL
9 ACRES
368/180

LIGHT
POLE
LORRI ANN STEWART, ET VIR
TO
L.R. ELLIS, ET AL
ONE-HALF (1/2) ACRE
FEBRUARY 13, 1996
VOL. 463, PG. 37

1.527 Acres

MILADY CARRINGTON
TO
L.R. ELLIS, ET AL
ONE ACRE
AUGUST 30, 1993
VOL. 436, PG. 772

JOSE CARMEL ALMARAZ
0.494 ACRES
782/142

ROBERT EDWARD
MERCHANT, JR.
3.4 ACRES
326/376

NOTES:

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

2. THE FOLLOWING DEED DOES NOT APPLY TO THIS
TRACT:

A) STATE OF TEXAS - 079/217

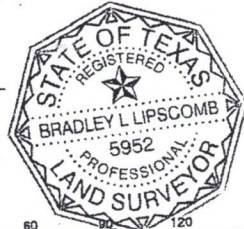
LEGEND

- SP- SERVICE POWERLINE
- P- OVERHEAD POWERLINE
- X- BARBED WIRE FENCE
- O 5/8" IRON ROD SET WITH
RED CAP MARKED "TRIAD
RPLS 5952"
- Δ SURVEY POINT

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 AND THE FIELD NOTES ATTACHED TRULY AND 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 ROADS IN PLACE, EXCEPT AS SHOWN; PROPERTY HAS ACCESS TO AND
FROM A DEDICATED ROADWAY AND IS NOT WITHIN ZONE A OF THE FLOOD HAZARD AREA
ACCORDING TO FLOOD RATE MAP NO. 48051C0140C, BURLESON COUNTY, TEXAS, DATED
JANUARY 6, 2011. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS
SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A
CATEGORY 1A, CONDITION III SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF FEBRUARY, 2020.

BRADLEY L. LIPSCOMB, RPLS.



30 0 30 60 120 150 180

SCALE: 1" = 60 FEET

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



G.F. # B190154

TRIAD SURVEYING, INC. FIRM REGISTRATION NO. 10007900
1311 WEST CAMERON P.O. BOX 1489 ROCKDALE, TX. 76567

1.527 ACRES
LEMUEL DICKINSON SURVEY
ABSTRACT NO. 20
CITY OF CALDWELL
BURLESON COUNTY, TEXAS

Completion Date: 2/8/2020	Drawn By: BL
Scale: 1"=60'	Surveyed by: BL/DR
Project No.: S20-022	Checked by: BL