0.01 ACRES ABSTRACT OUT OF THE ANDERSON RAY SURVEY, No. 584, LAMPASAS COUNTY, TEXAS,

JOB No.: 210818
DRAWN: BRC
F.C.: DB, DDB,
PAGE 1 OF 2 DDB,

BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NAD 83. 3/8" -NO CAP Scale: K.7. 67:00:12: ALVIN W. SNELL, ET UX WDVL JULY 20, 2007 434/828 D.R.L.C. P.O.B. NO CAP 00 02 10' N 03°04'28" W 21.38 0.01 21.38,33 PROPOSED JOINT USE EASEMENT ACRE 28.94 S 03'04'28" FORREST DALE
HARRIS AND WIFE,
FANNIE JO HARRIS
WDVL
OCTOBER 12, 1974
166/773 D.R.L.C. (FIELD NOTES ATTACHED)

HAMMONDS RANCH PARTNERSHIP WARRANTY DEED JULY 1, 1994 311/621 D.R.L.C.

EDGE OF GRAVEL

FORREST DALE
HARRIS AND WIFE,
FANNIE JO HARRIS
WDVL
OCTOBER 12, 1974
166/773 D.R.L.C.

86.55'32"

CRANEL DRINE

NOTE:

LEGEND

1/2" IRON PIN SET

w/YELLOW CAP "CCC 4835"

IRON PIN FOUND (As Noted)

CALCULATED POINT
FENCE POST

WRE FENCE

UTILITY POLE

OVERHEAD UTILITIES

RECORD DATA

RECORD DATA

DEED RECORDS LAMPASAS CO.
PLAT RECORDS LAMPASAS CO.
POINT OF BEGINNING

THERE ARE Z O RECORD CALLS EXCEPT S SHOWN.

STATE OF TEXAS

\$KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF LAMPASAS \$

I, CLYDE C. CASTLEBERRY, JR. FOR TRIPLE C SURVEYING CO, HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES OF AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY EXCEPT AS SHOWN HEREON. THIS AREA IS SHOWN TO BE IN ZONE X PER FEMA'S FLOOD INSURANCE RATE MAP #480899 0100 B DATED JANUARY 2, 1991; HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE OR FLOOD STUDIES HAVE BEEN PERFORMED AND THE INFORMATION IS BASED SOLELY ON SAID MAP/PLAT. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP/PLAT. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, OTHER EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON MAY APPLY.

TRIPLE P.O. Box 544 — Lampasas, Texas 76550 (512) 845—5440 email: admin@triplecsurveying.com www.triplecsurveying.com Firm No. 10193916 Q SURVEYING C Co

Witness my hand and seal this the 28th day of October, 2021

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