

SEAL



8/25/2022

BOUNDARY SURVEY
COUNTY ROAD 103
LAMPASAS, TX

COUNTY PARCEL ID: 121263

CLIENT:
MIKE BACON

ISSUE DATE: 8/25/2022
PROJECT NO: 22201590
CONTACT: B. RUSSELL

1000 Ledgewood Dr.
Conway, Arkansas 72034



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CONTACT INFORMATION:

Bradley G. Russell
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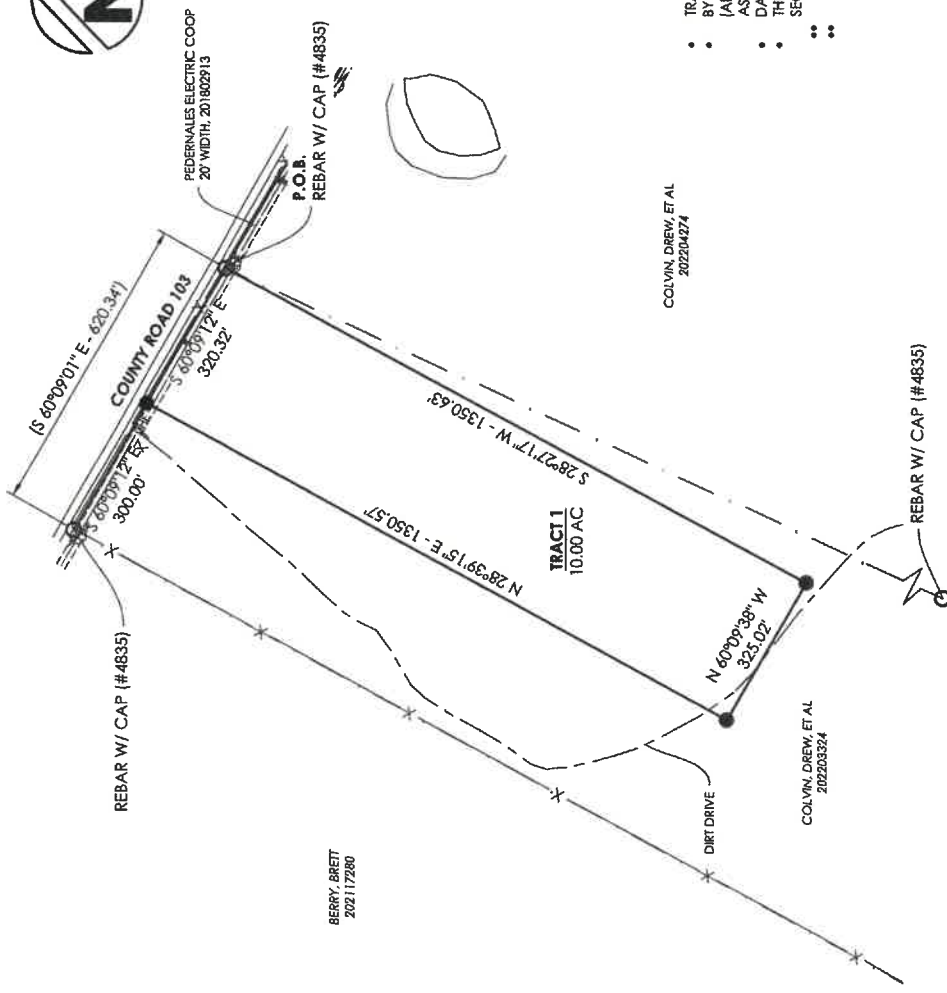
DELTA	DESCRIPTION	DATE

SHEET NO:

1 OF 1

LEGEND

- PROPERTY BOUNDARY
- OVERHEAD ELECTRIC
- EASEMENT / RIGHT-OF-WAY
- FENCE
- POWER POLE
- MONUMENT FOUND (NOTED)
- CALCULATED POINT
- SET 5/8" REBAR W/ CAP #6349 (RECORD DIMENSION)



COLVIN, DREW, ET AL
20220427

COLVIN, DREW, ET AL
20220324

BERRY, BRETT
202117280

- SURVEY NOTES**
- TRACT 1 HAS DIRECT ACCESS TO COUNTY ROAD 103.
 - BY GRAPHIC PLOTTING ONLY, THE DEPICTED PARCEL IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON PANEL 4805SC0175F, EFFECTIVE MARCH 15, 2012.
 - DATE OF FIELD SURVEY: 08/22/2022
 - THIS TRACT IS EXEMPT TO BURNET COUNTY PLAT REQUIREMENTS PER ARTICLE 1, SECTION 9, SUBSECTION C:
 - GREATER THAN 10 ACRES IN AREA
 - NO PORTION DEDICATED FOR PUBLIC USE

BASIS OF BEARING:
TEXAS STATE PLANE, NAD83(11) CENTRAL ZONE
AS DETERMINED BY GPS OBSERVATION.
DISTANCES ARE IN SURVEY FEET.



THIS PLAT IS ACCOMPANIED BY A SEPARATE FIELD NOTES/LEGAL DESCRIPTION.

I, BRADLEY G. RUSSELL, RPLS #6349, HEREBY DO CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION ON OR ABOUT AUGUST 22, 2021 AND MEETS OR EXCEEDS THE REASONABLE TECHNICAL STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE ON THE DATE OF SURVEY.

TRACT 1

A 10.00 ACRE TRACT OUT OF THAT CERTAIN CALLED 100.00 ACRE TRACT GRANTED TO JOHN A. COLVIN, SUSAN COLVIN, AND MICHAEL BACON, IN A DEED RECORDED IN INSTRUMENT NUMBER 202203324, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, BEING OUT OF THE NICHOLAS WREN SURVEY NUMBER 3, ABSTRACT NUMBER 988, BURNET COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A REBAR WITH CAP (#4835) FOUND AT THE EAST EXTERIOR CORNER OF SAID 100 ACRE TRACT, AT THE NORTH CORNER OF A 52.77 ACRE TRACT GRANTED TO COLVIN, COLVIN, AND BACON, RECORDED IN INSTRUMENT NUMBER 202204274, OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, BEING IN THE SOUTHWEST LINE OF COUNTY ROAD 103, AND BEING THE EAST CORNER OF THIS TRACT;

THENCE ACROSS AND THROUGH SAID 100 ACRE TRACT THE FOLLOWING THREE (3) COURSES:

S 28°27'17" W A DISTANCE OF 1350.63 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET FOR THE SOUTH CORNER OF THIS TRACT,
N 60°09'38" W A DISTANCE OF 325.02 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET FOR THE WEST CORNER OF THIS TRACT,
AND N 28°39'15" E A DISTANCE OF 1350.57 FEET TO A 5/8 INCH REBAR WITH CAP (#6349) SET FOR THE NORTH CORNER OF THIS TRACT, BEING IN THE SOUTHWEST LINE OF COUNTY ROAD 103, FROM WHICH A REBAR WITH CAP (#4835) FOUND AT THE NORTH CORNER OF SAID 100 ACRE TRACT BEARS N 60°09'12" W A DISTANCE OF 300.00 FEET;

THENCE S 60°09'12" E ALONG THE SOUTHWEST LINE OF COUNTY ROAD 103 A DISTANCE OF 320.32 FEET, RETURNING TO THE POINT OF BEGINNING.

CONTAINING 10.00 ACRES, MORE OR LESS.

I, BRADLEY G RUSSELL, RPLS #6349, HEREBY DO CERTIFY THAT THIS DESCRIPTION IS BASED ON A SURVEY THAT WAS CONDUCTED UNDER MY DIRECT SUPERVISION ON OR ABOUT AUGUST 22, 2022 AND MEETS OR EXCEEDS THE REASONABLE TECHNICAL STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE ON THE DATE OF SURVEY. BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), CENTRAL ZONE, AS DETERMINED BY GPS OBSERVATION.



CONTACT INFORMATION:

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