

NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
3. BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), GEOID 2018, CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM CORS NETWORK. COORDINATES ARE GRID; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON THE SURFACE ADJUSTMENT FACTOR OF 1.00006647.
4. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48051C0325C, DATED JANUARY 6, 2011, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
5. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. B200178, DATED 10/02/2020 PROVIDED BY TEXAS COUNTRY TITLE AND FURTHER MORE THIS SURVEY IS VERIFIED PER THE AVAILABLE DEEDS AND/OR PLAT AS SHOWN, AND STATED HEREON.
6. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS OF A CATEGORY 1A, CONDITION III STANDARD LAND SURVEY.

ZONING SETBACKS

THIS PROPERTY IS NOT LOCATED WITHIN THE CITY LIMITS OF THE CITY OF CALDWELL OR ANY OTHER MUNICIPALITY LOCATED WITHIN BURLESON COUNTY AND IS THEREFORE NOT SUBJECT TO ZONING SETBACKS.

NOTES CORRESPONDING TO SCHEDULE B

10(h.) ANY AND ALL EASEMENTS, BUILDING SETBACK LINES AND OTHER MATTERS PER VOL. 1, PG. 2, MAP RECORDS OF BURLESON COUNTY, TEXAS, AND PER VOL. 140, PG. 380, DEED RECORDS OF BURLESON COUNTY, TEXAS AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

25' BSL ALONG FRONT PROPERTY LINE
10' UE & DE ON EACH TRACT LINE

10(i.) 10' UTILITY EASEMENT PER VOL. 1, PG. 2, MAP RECORDS OF BURLESON COUNTY, TEXAS DOES NOT AFFECT SUBJECT PROPERTY AND THEREFORE IS NOT PLOTTED.

10(j.) BUILDING SETBACK LINES AND DRAINAGE EASEMENT PER VOL. 200, PG. 455, DEED RECORDS OF BURLESON COUNTY, TEXAS AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

10' BSL FOR INTERIOR AND SIDE PROPERTY LINES

10(r.) EASEMENT PER VOL. 171, PG. 288, DEED RECORDS OF BURLESON COUNTY, TEXAS MAY AFFECT SUBJECT PROPERTY BUT HAS A VAGUE DESCRIPTION AND CONTAINS NO PLOTTABLE ITEMS.

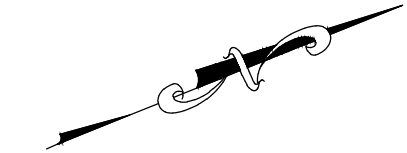
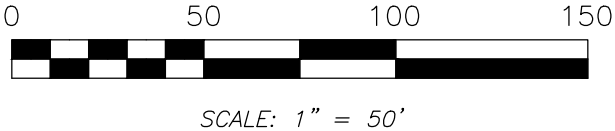
10(s.) EASEMENT PER VOL. 196, PG. 296, DEED RECORDS OF BURLESON COUNTY, TEXAS AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

10(v.) RIGHT OF WAY EASEMENT PER VOL. 290, PG. 179, DEED RECORDS OF BURLESON COUNTY, TEXAS DOES NOT AFFECT SUBJECT PROPERTY AND THEREFORE IS NOT PLOTTED.

10(w.) RIGHT OF WAY EASEMENT PER VOL. 298, PG. 392, DEED RECORDS OF BURLESON COUNTY, TEXAS DOES NOT AFFECT SUBJECT PROPERTY AND THEREFORE IS NOT PLOTTED.

10(x.) RIGHT OF WAY EASEMENT PER VOL. 305, PG. 559, DEED RECORDS OF BURLESON COUNTY, TEXAS DOES NOT AFFECT SUBJECT PROPERTY AND THEREFORE IS NOT PLOTTED.

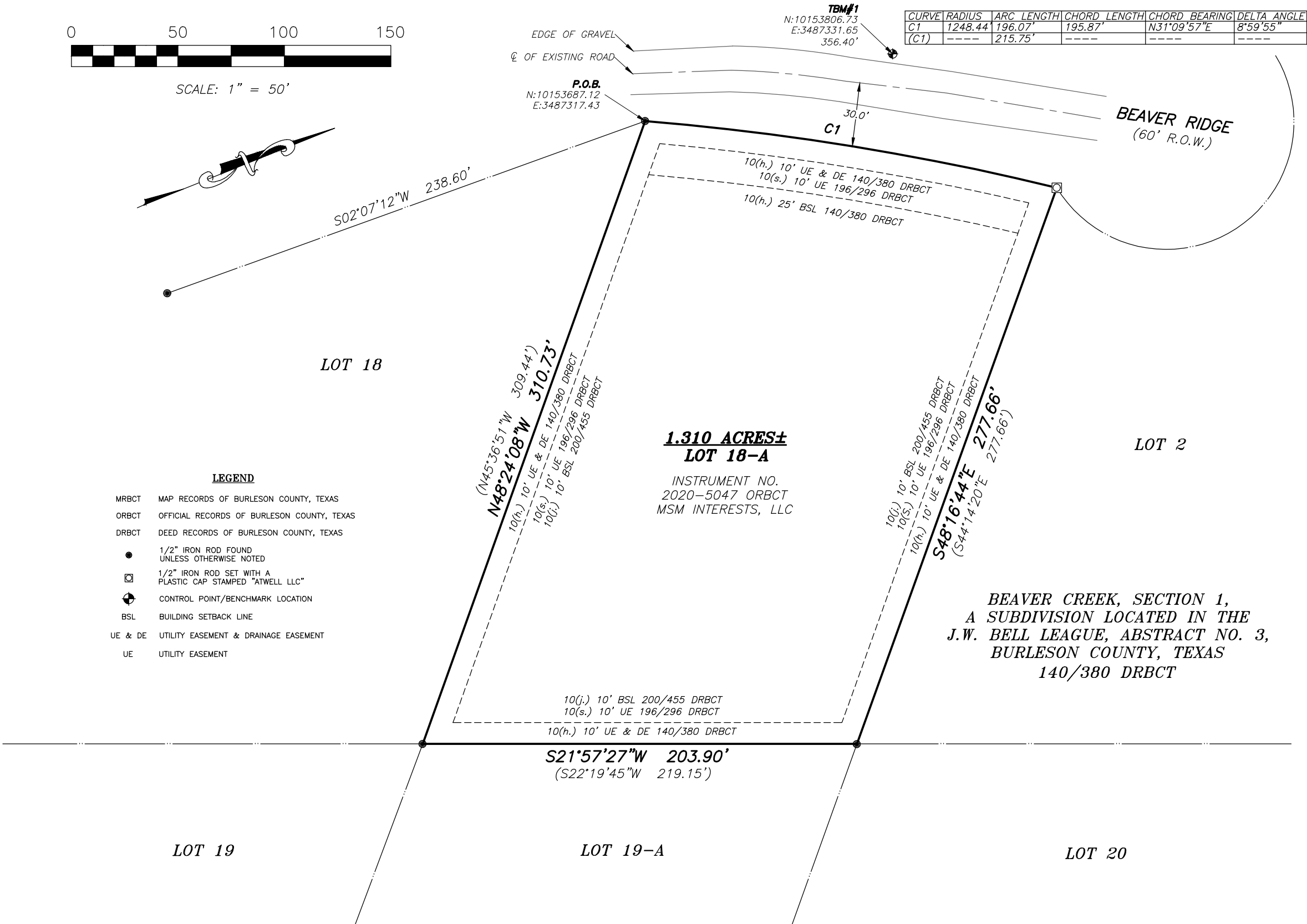
10(z.) RIGHT OF WAY AGREEMENT PER VOL. 401, PG. 808, DEED RECORDS OF BURLESON COUNTY, TEXAS MAY AFFECT SUBJECT PROPERTY BUT HAS A VAGUE DESCRIPTION AND CONTAINS NO PLOTTABLE ITEMS.



LEGEND

- MRBCT MAP RECORDS OF BURLESON COUNTY, TEXAS
- ORBCT OFFICIAL RECORDS OF BURLESON COUNTY, TEXAS
- DRBCT DEED RECORDS OF BURLESON COUNTY, TEXAS
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ☐ 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "ATWELL LLC"
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- BSL BUILDING SETBACK LINE
- UE & DE UTILITY EASEMENT & DRAINAGE EASEMENT
- UE UTILITY EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1248.44	196.07'	195.87'	N31°09'57"E	8°59'55"
(C1)	----	215.75'	----	----	----



G.F. NO. B200178

BEAVER RIDGE,
CALDWELL, TEXAS

JOB NUMBER: 22007358

CLIENT: MICHAEL MCGRANN

DATE: 1/24/2023

FIELD CREW: GR

OFFICE: JL/BP

FB/PG: 22007358_GR.DXF

**LOT 18-A,
BEAVER CREEK, SECTION 1,
A SUBDIVISION LOCATED IN THE
J.W. BELL LEAGUE, ABSTRACT NO. 3,
BURLESON COUNTY, TEXAS**



TO MSM INTERESTS, LLC AND TEXAS COUNTRY TITLE 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 01/05/23; 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, R.P.L.S. NO. 6030
FIRM NO. 10193726

BURLESON COUNTY, TEXAS



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