

SURVEYOR'S CERTIFICATE:

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502



SCALE: 1" = 30'

BUYER	TOM BARNETTE AND CAROLYN SUE SEELY
TITLE COMPANY	UNIVERSITY TITLE COMPANY
G.F. No.	202350

LEGEND:

(D.R.B.C.T.) = DEED RECORDS
OF BURLESON COUNTY, TEXAS

(M.R.B.C.T.) = MAP RECORDS
OF BURLESON COUNTY, TEXAS

123/456 = VOLUME AND
PAGE FROM PUBLIC COUNTY
RECORDS

M/F = NOW OR FORMERLY

() = PER DEED
RESTRICTIONS, 238/234
(D.R.B.C.T.)

() = PER PLAT, 1/10
(M.R.B.C.T.)

15 WATER METER
16 SEPTIC TANK
17 CLEAN OUT
18 UTILITY POLE
19 GUY WIRE
20 A/C UNIT
21 ELECTRICAL SERVICE
22 TELEPHONE PEDSTALK
5/8 INCH IRON ROD WITH
* KEHR 4502 SET

AERIAL ELECTRIC LINES

WIRE MESH FENCE
CHAIN LINK FENCE

DECK
CONCRETE
GRAVEL

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00006592571491 (CALCULATED USING GEOID128).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY UNIVERSITY TITLE COMPANY, OF NO. 202350, EFFECTIVE DATE: 09-19-2020. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- 104: THERE ARE NO EASEMENTS OR SETBACK LINES SHOWN ON PLAT, 1/40 (N.R.B.C.T.).
- 105: RESTRICTIONS, 238/234 (D.R.B.C.T.), DO APPLY TO THIS TRACT. BUILDING SETBACK LINES SHOWN HEREON.
- 106: EASEMENT TO BLUEBONNET ELECTRIC COOP., INC., 237/796 (D.R.B.C.T.). DOES APPLY