

ROBERTSON COUNTY, TEXAS

NOTES:

1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THIS SURVEYOR HAS MADE NO ATTEMPT TO RESEARCH EASEMENTS AND/OR OTHER MATTERS WHICH MAY BE REFLECTED ON A CURRENT TITLE COMMITMENT.

JOHN WEST SURVEY
ABSTRACT No. 361

RESIDUE OF
CECILIA MARIE JAMISON, ET VIR
107.13 ACRES
VOL. 601, PG. 294

MARY PETERSON SURVEY
ABSTRACT No. 303

MARK CZAJKOSKI, ET UX
5.33 ACRES- PARCEL ONE
VOL. 731, PG. 537

TRACT 3
14.166 ACRES

TRACT 2
7.083 ACRES

4.730 ACRES
IS WITHIN
FLOOD ZONE "A"

FRED B. BIELAMOWICZ, ET UX

TO

ALL OF LOTS A, B, C, D, E, F, G, & H - TRACT ONE

9 ACRES - TRACT TWO

6 ACRES - TRACT THREE

JUNE 5, 2002

VOL. 808, PG. 279

DONALD WAYNE FREE
24.52 ACRES
VOL. 1488 PG. 485

TRACT 1
7.083 ACRES

0.838 ACRES
(30' WIDE)
ACCESS EASEMENT

LINE	BEARING	DISTANCE
L1	N 57°20'36" E	218.46'
L2	N 33°26'20" W	69.51'
L3	N 56°49'04" E	30.00'
L4	S 33°26'20" E	99.79'
L5	S 57°20'36" W	189.91'
L6	S 68°43'25" E	899.17'
L7	N 21°18'15" E	30.00'
L8	S 68°43'25" E	958.14'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2734.46'	215.03'	214.97'	S 31°57'29" E	4°30'20"

LEGEND

- - 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP "5345" (UNLESS NOTED)
- P— - OVERHEAD POWERLINE
- X— - BARB WIRE FENCE
- - 1/2" IRON ROD SET WITH RED CAP MARKED "TRIAD RPLS 5952"

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 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, OVERLAPPIPEG OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN; SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AND NO PORTION APPEARS TO LIE WITHIN THE FLOOD ZONE AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48395C0125C, ROBERTSON COUNTY, TEXAS DATED 7/18/11; THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SURVEYORS ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF NOVEMBER, 2022.

BRADLEY L. LIPSCOMB, RPLS



100 0 100 200 300 400 500 600

SCALE: 1" = 200 FEET

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



TRIAD SURVEYING, INC. FIRM REGISTRATION NO. 10007900
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567

TRACT 1 - 7.083 ACRES
TRACT 2 - 7.083 ACRES
& 14.166 ACRES

MARY PETERSON SURVEY, A-303
ROBERTSON COUNTY, TEXAS

Completion Date: 11/10/22 Drawn By: MGG
Scale: 1" = 200' Surveyed by: LR
Project No.: S23-068 Checked by: BL



In Re: 7.083 Acres (Tract 2)
Part of a called 9 Acre tract - Tract Two
Mary Peterson Survey
Abstract No. 303
Robertson County, Texas

All that certain tract or parcel of land situated in Robertson County, Texas, being a part of the Mary Peterson Survey, Abstract No. 303, being all of a called 9 Acre tract (Tract Two), conveyed from Fred B. Bielamowicz, et ux to David Bielamowicz by Deed, et al dated June 5, 2002 recorded in Volume 808, Page 279 of the Official Records of Robertson County, Texas and being more particularly described by metes and bounds as follows to wit:

COMMENCING at a found 1/2" iron rod with yellow plastic cap marked "5345" on the northwest line of Lot I of the Town of Bremond, at the east corner of a called 24.52 Acre tract conveyed to Donald Wayne Free in Volume 1488, Page 485, at the south corner of the said 9 Acre tract;

THENCE N 33°26'20" W - 69.51' along the common line between the said 24.52 Acre tract and the said 9 Acre tract to a set 1/2" iron rod with red plastic cap marked "TRIAD RPLS 5952" for the **POINT OF BEGINNING** and the south corner of this tract;

THENCE N 33°26'20" W - 520.38' continuing along the common line between the said 24.52 Acre tract and the 9 Acre tract to a found 1/2" iron rod with yellow plastic cap marked "5345" on the common line between the said Peterson Survey and the John West Survey, Abstract No. 361, the southeast line of a called 5.33 Acre tract (Parcel One) conveyed to Mark Czajkoski, et ux in Volume 731, Page 537, at the north corner of the said 24.52 Acre tract, for the common west corner of the said 9 Acre tract and of this tract;

THENCE N 57°20'36" E - 598.90' along the common line between the said Peterson Survey and West Survey, the common line between the said 5.33 Acre tract and a residue of a called 107.13 Acre tract conveyed to Cecilia Marie Jamison, et vir, in Volume 601, Page 294, respectively, and the said 9 Acre tract to a set 1/2" iron rod with red plastic cap marked "TRIAD RPLS 5952" for the north corner of this tract;

THENCE crossing the said 9 Acre tract, for division, for the following courses and distances:

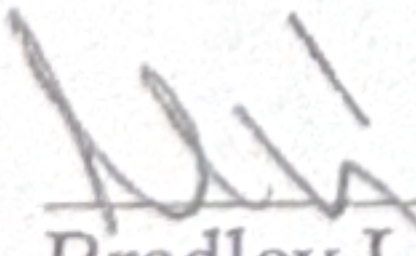
S 32°48'31" E - 514.90' to a set 1/2" iron rod with red plastic cap marked "TRIAD RPLS 5952" for the east corner of this tract;

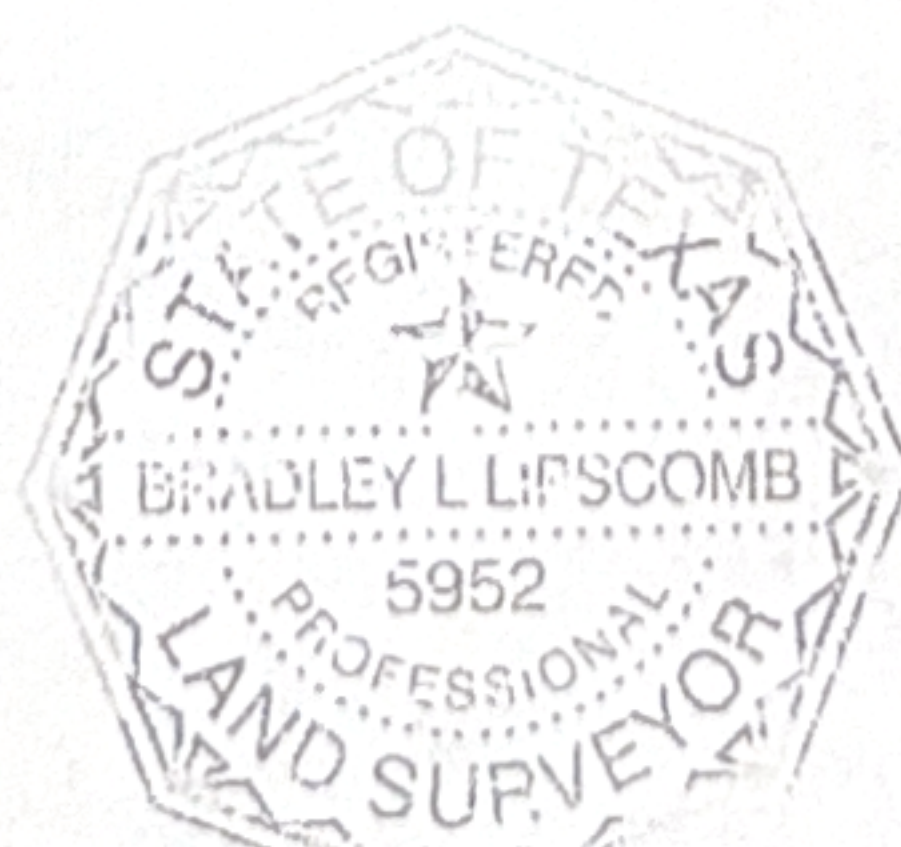
S 56°49'04" W - 593.19' to the **POINT OF BEGINNING** containing within these metes and bounds 7.083 Acres of land.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.

I, Bradley L. Lipscomb, Registered Professional Land Surveyor No. 5952 in the State of Texas, do hereby certify that this survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 10th day of November 2022.


Bradley L. Lipscomb, RPLS



Triad Surveying, Inc.
Firm Registration No. 10007900
P.O. Box 1489
Rockdale, Texas 76567
(512) 446-3457

Project No. S23-068