

ZONING SETBACKS

ACCORDING TO THE CITY OF CALDWELL ZONING MAP AND CODE OF ORDINANCES, THIS TRACT IS SUBJECT TO THE FOLLOWING RESTRICTIONS, PER SEC. 3.03.036:

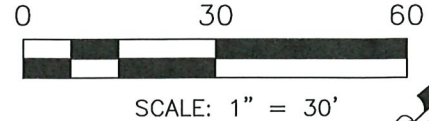
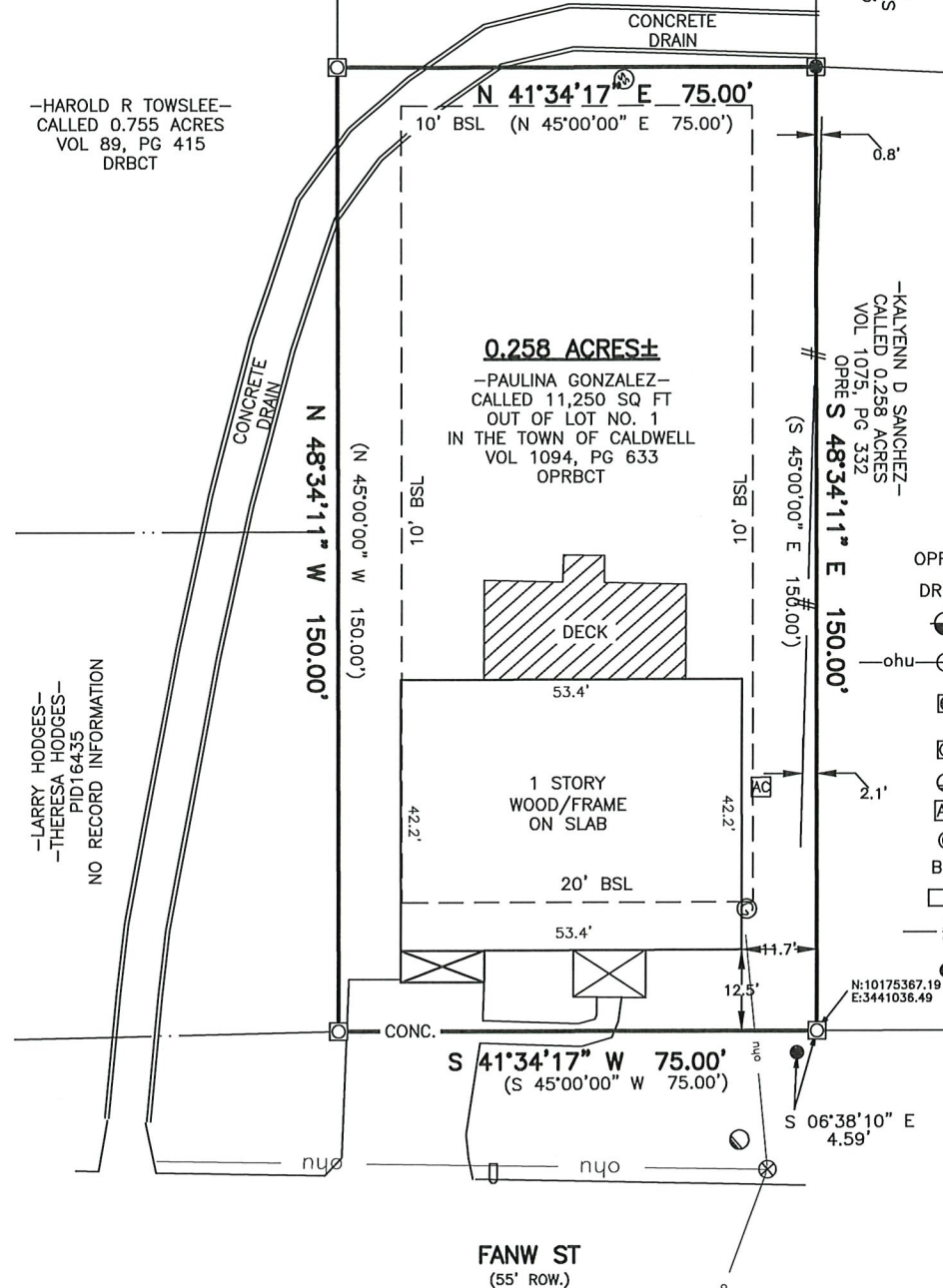
FRONT SETBACK -20'
SIDE SETBACK (INTERIOR) -10'
REAR SETBACK -10'

-RICHARD A BLUME-
-JOANN BLUME-
CALLED 0.26 ACRES
VOL 1082, PG 347
OPRBC

-ESTELA GARZA-
CALLED 0.22 ACRES
VOL 491, PG 123
OPRBC

-HAROLD R TOWSLEE-
CALLED 0.755 ACRES
VOL 89, PG 415
DRBCT

-LARRY HODGES-
-THERESA HODGES-
PID16435
NO RECORD INFORMATION



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. 48051C0140C, DATED 01/06/2011, ALL THIS TRACT LIES WITHIN ZONE X.
5. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENT, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON, AND FURTHER MORE THIS BOUNDARY IS VERIFIED PER THE AVAILABLE DEED AND/OR PLAT AS SHOWN, AND STATED HEREON.

LEGEND

- OPRBC OFFICIAL PUBLIC RECORDS OF BURLESON COUNTY, TEXAS
DRBCT DEED PUBLIC RECORDS OF BURLESON COUNTY, TEXAS
CONTROL POINT/BENCHMARK LOCATION
ohu UTILITY POLE, OVERHEAD UTILITY LINE, GUY
1/2" IRON ROD FOUND WITH A PLASTIC CAP OR OTHERWISE NOTED
1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "ATWELL LLC"
WATER METER
AC PAD
GAS METER
BSL BUILDING SETBACK LINE
MAILBOX
CHAIN LINK FENCE
1/2" IRON ROD FOUND
UNLESS OTHERWISE NOTED

FANW ST
(55' ROW.)

502 FAWN ST
CALDWELL, TX 77836

JOB NUMBER: 2200068

CLIENT: ORO REALTY

DATE: 2/11/2022

FIELD CREW: RC

OFFICE: BG/BP

FB/PG: 2200068_RC.dxf



TO ORO REALTY 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 02/08/2022; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON.

Billy A. Patterson

BILLY A. PATTERSON, R.P.L.S. NO. 6030
FIRM NO. 10193726

L DICKERSON SURVEY
ABSTRACT NO. 20,
BURLESON COUNTY, TEXAS



19 BRIAR HOLLOW LN. #145, HOUSTON, TX 77079
(713) 468-6000



A DESCRIPTION OF 0.258 ACRES OUT OF LOT NUMBER 1, CITY OF CALDWELL, IN THE L. DICKERSON SURVEY ABSTRACT NUMBER 20, BURLESON COUNTY, TEXAS, IN DEED TO PAULINA GONZALEZ AS RECORDED IN VOLUME 1094, PAGE 633 OFFICIAL PUBLIC RECORDS OF BURLESON COUNTY TEXAS (ORBCT), SAID 0.258 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found with cap at the South corner of a 0.22 acre tract in deed to Estela Garza as recorded in Volume 491, Page 123(OPRBCT), the East of a 0.26 acre tract in deed to Richard A. and JoAnn Blume as recorded in Volume 1082, Page 347(OPRBCT), the West corner of a 0.258 acre tract in deed to Kalyenn D. Sanchez as recorded in Volume 1075, Page 332, (OPRBCT), the north corner of the said 11,250 Sq. Ft. Gonzalez tract and the north corner of this description;

N:10175367.19

E:344106.49

THENCE, leaving the said north corner and along a fence and the south west line of the said 0.258 Sanchez tract, the northeast line of the said 11,250 S.F. Gonzalez tract and the northeast line of this tract, **S48°34'11"E**, a distance of **150.00** feet (S45°00'00"E, 150.00') to a 1/2" iron rod set with cap (ATWELL, LLC) in the northwest Right of Way line of Fawn St. (55' ROW), for the south corner of the said 0.258 acre Sanchez tract, the east corner of the said 11,250 S.F. Gonzalez tract and the east corner of this tract from which a 1/2" iron found bears S06°38'10"E, 4.59' for reference, for the east corner of this description;

THENCE, leaving the said east corner and along the said northwest ROW and the southeast line of the said 11,250 S.F. Gonzalez tract, and the southeast line of this tract, **S41°34'17"W**, a distance of **75.00** feet (S45°00'00"W, 75.00') to a 1/2" iron rod set with cap (ATWELL, LLC) for the east corner of a tract of land for Larry and Theresa Hodges (no deed record found), for the south corner of the said 11,250 S.F. Gonzalez tract and the south corner of this description;

THENCE, leaving the said south corner and along the northeast line of the said Hodges tract and the southwest line of the said 11,250 S.F. Gonzalez tract and the southeast line of this tract, **N48°34'11"W**, a distance of **150.00** feet (N45°00'00"W, 150.00') to a 1/2" iron rod set with cap (ATWELL, LLC) in the northeast line of the said Hodges tract, for the south corner of the said 0.26 acre Blume tract, the west corner of the said 11,250 S.F. Gonzalez tract and the west corner of this description;

THENCE, leaving the said west corner and along the southeast line of the said 0.26 acre Blume tract, the northwest line of the 11,250 S.F. Gonzalez tract and the northwest line of this tract, **N41°34'17"E**, a distance of **75.00** feet (N45°00'00"E, 75.00') to the **POINT OF BEGINNING** hereof, and containing 0.258 acres, more or less.

Surveyed on the ground February 8, 2022. Bearing Basis: Texas Coordinate System (NAD83), Geoid 2018, Central Zone, based on GPS solutions from SmartNet. Coordinates are grid; However, distances and areas shown hereon are reported at surface values based on surface adjustment factor of 1.00006647. Attachments:

Billy A. Patterson

2/11/2022

BILLY A. PATTERSON, R.P.L.S. NO. 6030
FIRM NO. 10193726

