



#### LEGEND:

D.E. DRAINAGE EASEMENT  
WRBC MAP RECORDS OF BURLESON COUNTY  
POB POINT OF BEGINNING  
P.U.E. PUBLIC UTILITY EASEMENT  
RPRBC REAL PROPERTY RECORDS BURLESON COUNTY

○ SET 5/8" IRON ROD WITH CAP  
STAMPED "JONES/CARTER" UNLESS  
OTHERWISE NOTED

NORTH  
SCALE: 1" = 100'

0 100 200 300

- BUILDING LINE
- BARBED WIRE FENCE
- BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	280.00'	266.99'	256.99'	N 14°58'27" E	54°37'57"

#### TITLE COMMITMENT NOTES:

Reference Commitment for Title Insurance issued by WFC National Title Insurance Company, countersigned by Robertson County Title LLC, C# No. 14527, having an effective date of June 24, 2021 and an issue date of July 6, 2021. No further research for easements or encumbrances was performed by JonesCarter.

11(g) Any and all easements, building set back lines and other matters as shown on the Plat of said subdivision of record in Instrument Number 2021-1250, Official Records of Burleson County, Texas. These easements and building set back lines do affect the subject tract and are shown herein.

11(n) The terms and conditions of Texas Water Quality Board, Order No. 73-0124-4, dated January 24, 1973, and order establishing a regulated zone within the drainage area of the Somerville Reservoir and promulgating rules and regulations for the control of sewage disposal within said zone. This item does affect the subject tract.

11(m) Easement from Elton E. Wilhelm to Cajun Cos Co, dated April 21, 1980 and recorded in Volume 268, Page 518 of the Deed Records of Burleson County, Texas. This easement does not affect the subject tract.

11(n) Easement from Elton E. Wilhelm to Cajun Cos Co, dated May 13, 1980 and recorded in Volume 287, Page 72 of the Deed Records of Burleson County, Texas. This easement does not affect the subject tract.

11(o) Easement from Elton E. Wilhelm to Malada Pipelines, Inc., dated October 14, 1980 and recorded in Volume 278, Page 184 of the Deed Records of Burleson County, Texas. This easement does not affect the subject tract.

11(p) Easement from Elton E. Wilhelm to Malada Pipelines, Inc., dated June 13, 1981 and recorded in Volume 288, Page 439 of the Deed Records of Burleson County, Texas. This easement does not affect the subject tract.

11(q) Any and all easement, building set back lines and other matters as shown on the Plat of said subdivision of record in Instrument Number 2021-1250, Official Public Records of Burleson County, Texas. These easements and building set back lines do affect the subject tract and are shown herein.

11(r) 25' and 10' building setback lines as described on Plat of said subdivision of record in Instrument Number 2021-1250, Official Public Records of Burleson County, Texas. These building set back lines do affect the subject tract and are shown herein.

11(s) Easement from Kell-O, LLC to Bluebonnet Electric Cooperative, Inc., dated April 28, 2021 and recorded in Instrument Number 2021-2477, Official Public Records of Burleson County, Texas. This easement does not affect the subject tract and is shown herein.

11(t) 10(e), 10(i), 10(j), 10(s), 10(t), 10(u), 10(v), 10(w), 10(x). These items mention oil, gas and mineral leases and mineral and/or royalty reservations. Mineral and/or royalty reservations and oil, gas, and mineral leases are outside the scope of services and therefore these items were not reviewed [See General Note 2].

#### GENERAL NOTES:

- Bearings shown herein are based on the Texas Coordinate System of 1983, Central Zone (4203).
- Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.
- This survey does not provide a determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
- According to Map No. 48051C0300C of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Burleson County, dated January 6, 2011, the subject tract is situated within Undeveloped Zone "K", defined as areas determined to be outside the 0.2% annual chance floodplain.
- The flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The flood statement shall not create liability on the part of the surveyor.
- The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown herein.
- Visible improvements were located with this survey; no subsurface probing, excavation or exploration was performed for this survey. Improvements may exist which are not shown herein.
- This survey has been prepared for the sole purpose of the transaction described in the herein referenced Title Commitment and the parties listed therein. This survey is not to be used for any subsequent transactions.
- Fences shown herein are graphic only, with dimensional lines shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on.
- Legal Description of subject tract: Lot 15, Block 1, Bria Bend Subdivision, Instrument Number 2021-1250 of the Real Property Records of Burleson County, Texas.

Subject to the General Notes shown:

To: The Taylor-Reo Living Trust, WFC National Title Insurance Company & Robertson County Title LLC

We, JonesCarter, acting by and through Christopher E. Curtis, a Registered Professional Land Surveyor, hereby certify this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category IA, Condition ■ Land Title Survey.

Surveyed: June 23, 2021

  
Christopher E. Curtis  
Registered Professional Land Surveyor  
No. 8111  
[cjc@jonescarter.com](mailto:cjc@jonescarter.com)

Dated: 07/07/2021



**LAND TITLE SURVEY  
OF  
LOT 15, BLOCK 1  
BRIA BEND  
SUBDIVISION  
BEING  
5.05 ACRES  
OUT OF THE  
GEORGE GIVENS  
SURVEY, A-131  
BURLESON COUNTY, TEXAS  
JULY 2021  
SURVEYOR:  
JONES | CARTER**

**J/C**  
Texas Board of Professional Land Surveying Firm Registration No. 100411CF  
Texas Board of Professional Engineers Firm Registration No. E-419