

NOTES

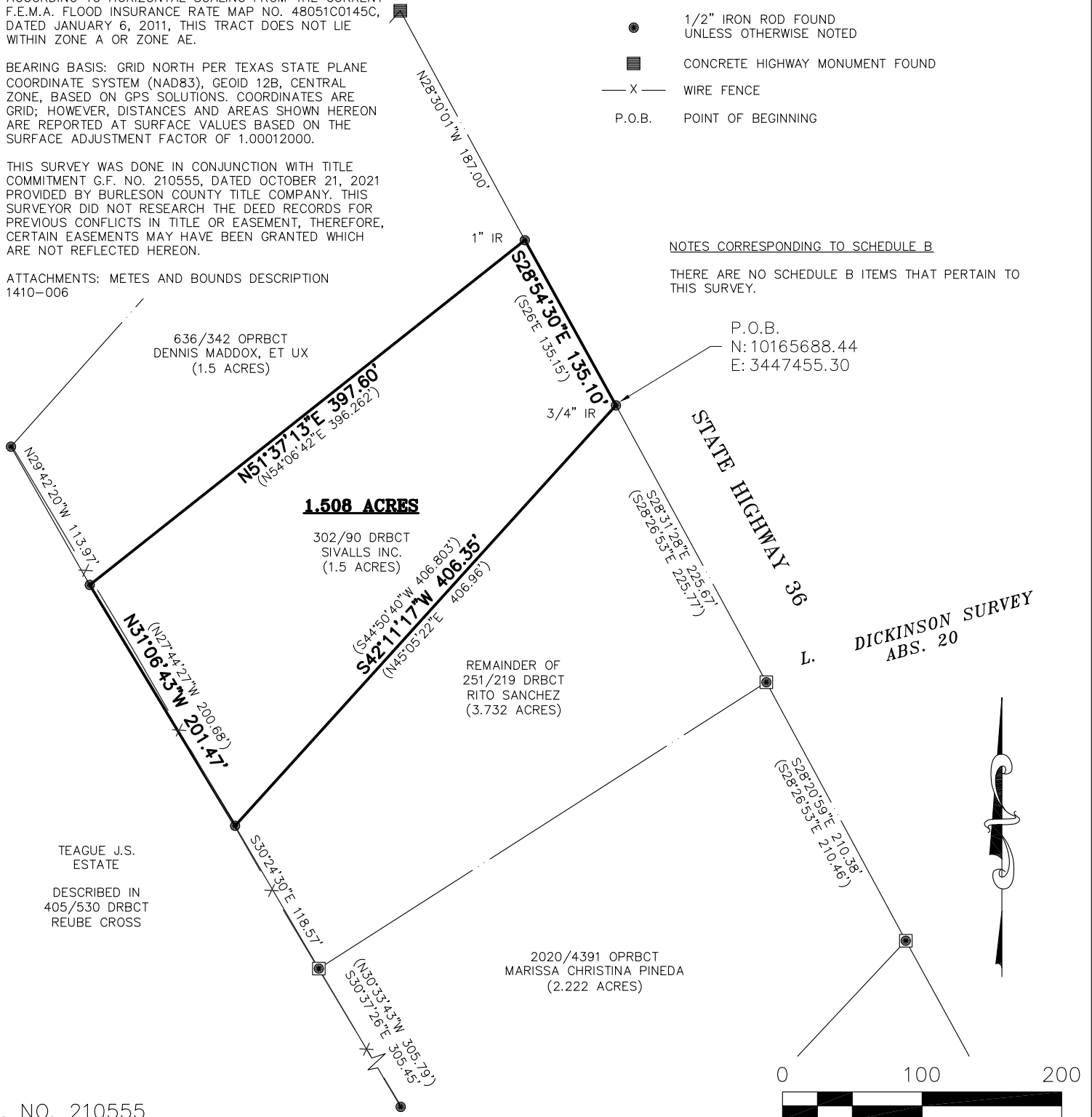
- FENCES MEANDER.
- BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
- ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48051C0145C, DATED JANUARY 6, 2011, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
- BEARING BASIS: GRID NORTH PER TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), GEOID 12B, CENTRAL ZONE, BASED ON GPS SOLUTIONS. COORDINATES ARE GRID; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON THE SURFACE ADJUSTMENT FACTOR OF 1.00012000.
- THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 210555, DATED OCTOBER 21, 2021 PROVIDED BY BURLESON COUNTY TITLE COMPANY. 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.
- ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1410-006

LEGEND

DRBCT	DEED RECORDS OF BURLESON COUNTY, TEXAS
OPRBCT	OFFICIAL PUBLIC RECORDS OF BURLESON COUNTY, TEXAS
	1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "PAYNE 6064" OR OTHERWISE NOTED
	1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
	CONCRETE HIGHWAY MONUMENT FOUND
	WIRE FENCE
P.O.B.	POINT OF BEGINNING

NOTES CORRESPONDING TO SCHEDULE B

THERE ARE NO SCHEDULE B ITEMS THAT PERTAIN TO THIS SURVEY.



G.F. NO. 210555

ADDRESS: TBD S.H. 36, CALDWELL, TEXAS

JOB NUMBER: 1410-006

CLIENT: JORGE ZERMENO

DATE: OCTOBER 25, 2021

FIELD CREW: SG

OFFICE: LB/PP

FB/PG: SEE FILE



TO BIRCH COMMERCIAL INVESTMENTS, LLC AND BURLESON COUNTY TITLE COMPANY 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 OCTOBER 16, 2021; 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.

PHILLIP C. PAYNE, R.P.L.S. NO. 6064
FIRM NO. 10194453

1.508 ACRES, MORE OR LESS, IN THE L. DICKINSON SURVEY, ABSTRACT 20, BURLESON COUNTY, TEXAS



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