

Prepared By:

# EXACTA

Texas Surveyors, Inc.

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13492 Research Boulevard, Suite 120 - 402  
Austin, TX 78750



PROPERTY ADDRESS: 1913 Diamond Ridge Drive Lampasas, Texas 76550

SURVEY NUMBER: 1202.0327

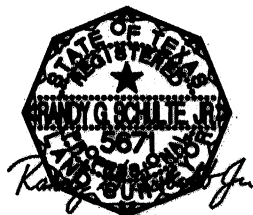
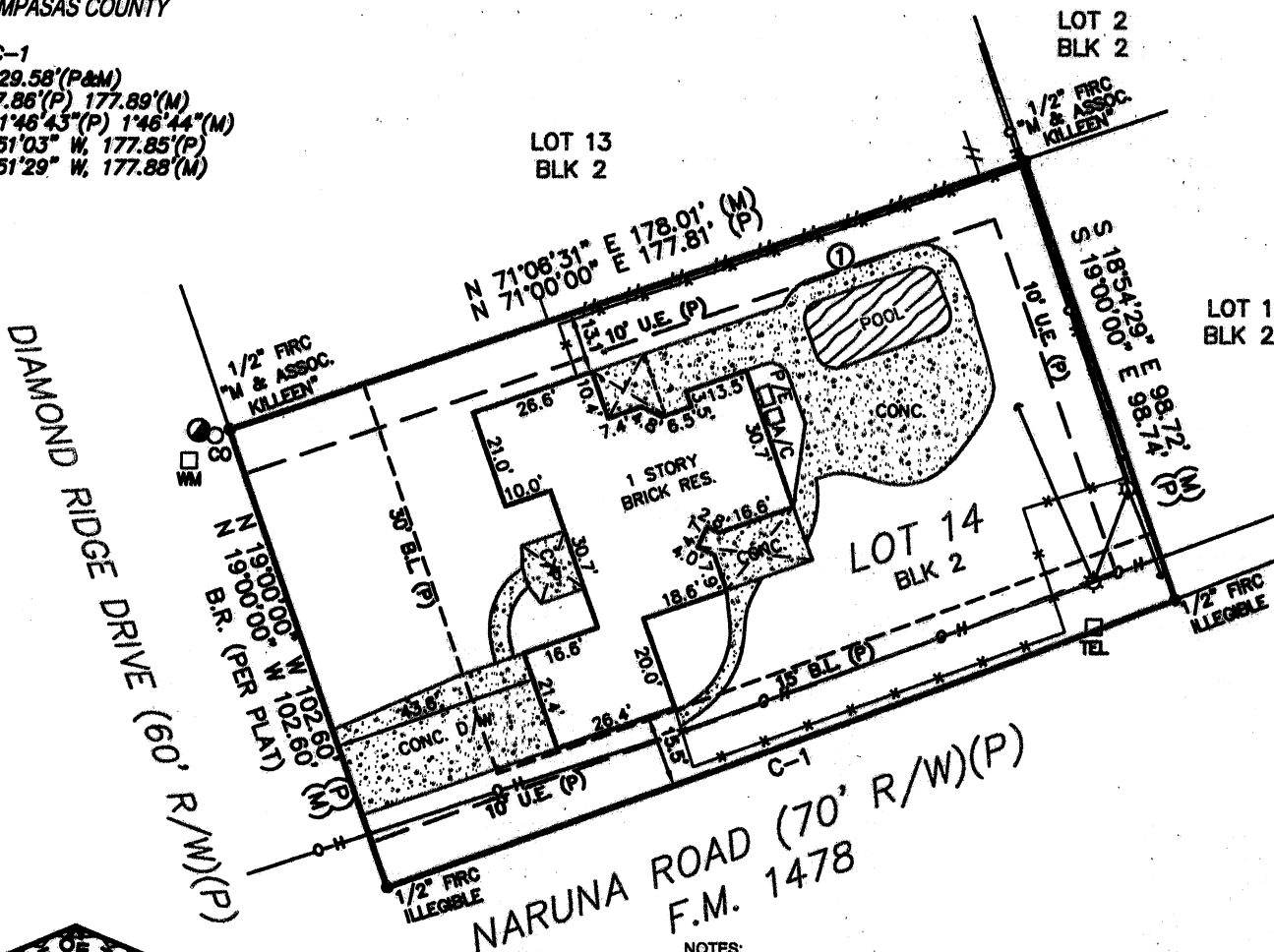
FIELD WORK DATE: 2/9/2012

REVISION DATE(S): (rev.0 2/10/2012)

TX 1202.0327  
BOUNDARY SURVEY  
LAMPASAS COUNTY

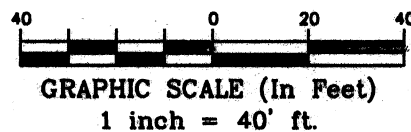
NOTE:  
FENCE OWNERSHIP NOT DETERMINED

C-1  
R=5729.58'(P&M)  
L=177.86'(P) 177.89'(M)  
Δ = 1'46'43"(P) 1'46'44"(M)  
S 69°51'03" W, 177.85'(P)  
S 69°51'29" W, 177.88'(M)



NOTES:  
1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS, CONDITIONS, EASEMENTS AND SETBACKS RECORDED IN VOL. 368, PG. 818, OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS.  
2.) MAY BE SUBJECT TO THE EASEMENT GRANTED TO LONESTAR GAS COMPANY, RECORDED IN VOL. 90, PG. 633 OF THE LAMPASAS COUNTY DEED RECORDS, HOWEVER, THERE IS NO PHYSICAL EVIDENCE OF SAID EASEMENT CROSSING THIS LOT, (NOT PLOTTABLE)  
3.) SUBJECT TO THE VARIANCE FROM THE CITY OF LAMPASAS RECORDED IN VOL. 367, PG. 578 OF THE LAMPASAS COUNTY DEED RECORDS.  
4.) EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 364, PAGE 838, DEED RECORDS OF LAMPASAS COUNTY, TEXAS. (NOT PLOTTABLE)

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 9TH DAY OF FEBRUARY 2012, AND THAT ALL EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN PER PLAT AND WITHIN G.F. NO. AU#111131, EXCEPT THOSE NOTED AS NOT PLOTTABLE, AND THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON AND THE PROPERTY HAS ACCESS TO A DEDICATED RIGHT-OF-WAY PER PLAT.



POINTS OF 1. CONCRETE POOL DECK OVER 10' U.E. INTEREST:

FLOOD By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X. This INFORMATION: Property was found in LAMPASAS COUNTY, community number 480899, dated 01/02/91.

CERTIFIED TO: WILLIAM CHARLES GADSBY JR. AND TAMMY GADSBY; RELIANT TITLE; STEWART TITLE GUARANTY COMPANY; AMERIPRO FUNDING, INC.

LEGAL DESCRIPTION:  
BEING Lot 14, Block 2, DIAMOND RIDGE SUBDIVISION, City of Lampasas, Lampasas County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slide 366-367, Plat Records of Lampasas County, Texas.

CLIENT NUMBER: AU#111131

DATE: 2/10/2012

SELLER: William Charles Gadsby, Jr

BUYER: William Charles Gadsby Jr. and Tammy Gadsby



EXACTA TEXAS SURVEYORS, INC.  
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## JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF NORTH 19 DEGREES 00 MINUTES 00 SECONDS WEST, IS BASED ON THE EASTERLY RIGHT OF WAY LINE OF DIAMOND RIDGE DRIVE, DIAMOND RIDGE SUBDIVISION, CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET 1, SLIDE 366-367, PLAT RECORDS OF LAMPASAS COUNTY, TEXAS:

## GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. Due to varying construction standards, house dimensions are approximate.
3. This survey is exclusively for the use of the parties to whom it is certified. It is not transferable to additional institutions or subsequent owners.
4. This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.
5. Surveying services performed by the Austin branch of Exacta Texas Surveyors, Inc. • 609 West MLK Drive • San Marcos, TX • 78666
6. If there is a septic tank, well or drain field on this survey, the location of such items was showed to us by others and are not verified.
7. Any additions or deletions to this 2 page survey document are strictly prohibited. Use of this survey beyond the purpose of the transfer of title without written authorization of the signing surveyor is prohibited.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at [www.fema.gov](http://www.fema.gov).
9. Dimensions are in feet and decimals thereof.
10. All pins marked as set are 5/8 diameter, 18" iron rebar.
11. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.

## LEGEND:

## SURVEYOR'S LEGEND

BOUNDARY LINE	A/C	AIR CONDITIONING	ID.	IDENTIFICATION	SEW.	SEWER
STRUCTURE	B.R.	BEARING REFERENCE	INT.	INTERSECTION	S.F.	SQUARE FEET
CONCRETE BLOCK WALL	BLK.	BLOCK	IR	IRON ROD	S/DH	SET DRILL HOLE
CHAIN-LINK or WIRE FENCE	B.C.	BLOCK CORNER	IP	IRON PIPE	SIRC	SET IRON ROD & CAP
WOOD FENCE	B.R.L.	BUILDING RESTRICTION LINE	L	LENGTH	SN	SET NAIL
IRON FENCE	BSMT.	BASEMENT	LB#	LICENSE # - BUSINESS	SN&D	SET NAIL & DISC
EASEMENT	BW	BAYBOX WINDOW	LS#	LICENSE # - SURVEYOR	STY.	STORY
EDGE OF WATER	(C)	CALCULATED	(M)	MEASURED	S.T.L.	SURVEY TIE LINE
WOOD	C	CURVE	N.R.	NON RADIAL	SV	SEWER VALVE
CONCRETE	CATV	CABLE TV. RISER	N.T.S.	NOT TO SCALE	SW	SIDEWALK
ASPHALT	C.B.	CONCRETE BLOCK	O.C.S.	ON CONCRETE SLAB	S.W.	SEAWALL
BRICK or TILE	CHIM.	CHIMNEY	O.G.	ON GROUND	TEL	TELEPHONE FACILITIES
COVERED AREA	C.L.F.	CHAIN LINK FENCE	O.H.L.	OVERHEAD LINE	T.O.B.	TOP OF BANK
BENCH MARK	C.O.	CLEAN OUT	O.R.B.	OFFICIAL RECORD BOOK	TX	TRANSFORMER
CALC. PNT.	CONC.	CONCRETE	OH.	OVERHANG	TYP.	TYPICAL
▲	C.V.G.	CONCRETE VALLEY GUTTER	O/A	OVERALL	WC	WITNESS CORNER
▲	CL	CENTER LINE	O/S	OFFSET	WF	WATER FILTER
▲	CS	CONCRETE SLAB	PKN	PARKER-KALON NAIL	W.F.	WOODEN FENCE
▲	CP	COVERED PORCH	PSM	PROFESSIONAL SURVEYOR AND MAPPER	WM	WATER METER VALVE BOX
▲	CS&W	CONCRETE SIDEWALK	PLS	PROFESSIONAL LAND SURVEYOR	WV	WATER VALVE
▲	COR.	CORNER	(P)	PLAT	V.F.	VINYL FENCE
▲	(D)	DEED	P/E	POOL EQUIPMENT		
▲	D/W	DRIVEWAY	PLT	PLANTER		
▲	D.F.	DRAIN FIELD	PRB.	PINCHED PIPE		
▲	EUB	ELECTRIC UTILITY BOX	P.I.	POINT OF INTERSECTION	A.E.	ANCHOR EASEMENT
▲	ENCL.	ENCLOSURE	P.O.B.	POINT OF BEGINNING	C.M.E.	CANAL MAINTENANCE ESMT.
▲	ENT.	ENTRANCE	P.O.C.	POINT OF COMMENCEMENT	C.U.E.	COUNTY UTILITY ESMT.
▲	E.O.P.	EDGE OF PAVEMENT	P.T.	POINT OF TANGENCY	D.E.	DRAINAGE EASEMENT
▲	E.O.W.	EDGE OF WATER	P.C.	POINT OF CURVATURE	ESMT.	EASEMENT
▲	F/L	FENCE LINE	P.C.C.	POINT OF COMPOUND CURVATURE	I.E./E.	INGRESS/EGRESS ESMT.
▲	F/P	FENCE POST	P.R.C.	POINT OF REVERSE CURVATURE	IRR.E.	IRRIGATION EASEMENT
▲	(F)	FIELD	P.C.P.	PERMANENT CONTROL POINT	L.A.E.	LIMITED ACCESS ESMT.
▲	F.F.	FINISHED FLOOR	P.R.M.	PERMANENT REFERENCE MONUMENT	L.B.E.	LANDSCAPE BUFFER ESMT.
▲	FFL	FLORIDA POWER & LIGHT	R	RADIUS or RADIAL	L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
▲	F/DH	FOUND DRILL HOLE	(R)	RECORD	M.E.	MAINTENANCE EASEMENT
▲	FPC	FOUND IRON PIPE & CAP	RES.	RESIDENCE	P.U.E.	PUBLIC UTILITY EASEMENT
▲	FIRC	FOUND IRON ROD & CAP	R/W	RIGHT OF WAY	R.O.E.	ROOF OVERHANG ESMT.
▲	FIR	FOUND IRON ROD	(S)	SURVEY	S.W.E.	SIDEWALK EASEMENT
▲	FIP	FOUND IRON PIPE	S.B.L.	SETBACK LINE	S.W.M.E.	STORM WATER MANAGEMENT ESMT.
▲	FCM	FND. CONCRETE MONUMENT	S.C.L.	SURVEY CLOSURE LINE	T.U.E.	TECHNOLOGICAL UTILITY ESMT.
▲	FN	FOUND NAIL	SCR.	SCREEN	U.E.	UTILITY EASEMENT
▲	FN&D	FOUND NAIL & DISC	S/DH	SET DRILL HOLE		
▲	FND.	FOUND	SEP.	SEPTIC TANK		
▲	GAR.	GARAGE				
▲	GM	GAS METER				

## ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

## PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop-down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

## TO PRINT IN BLACK+WHITE:

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

## OFFER VALID ONLY FOR:

William Charles Gadsby Jr. and Tammy Gadsby

**EXACTA**  
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