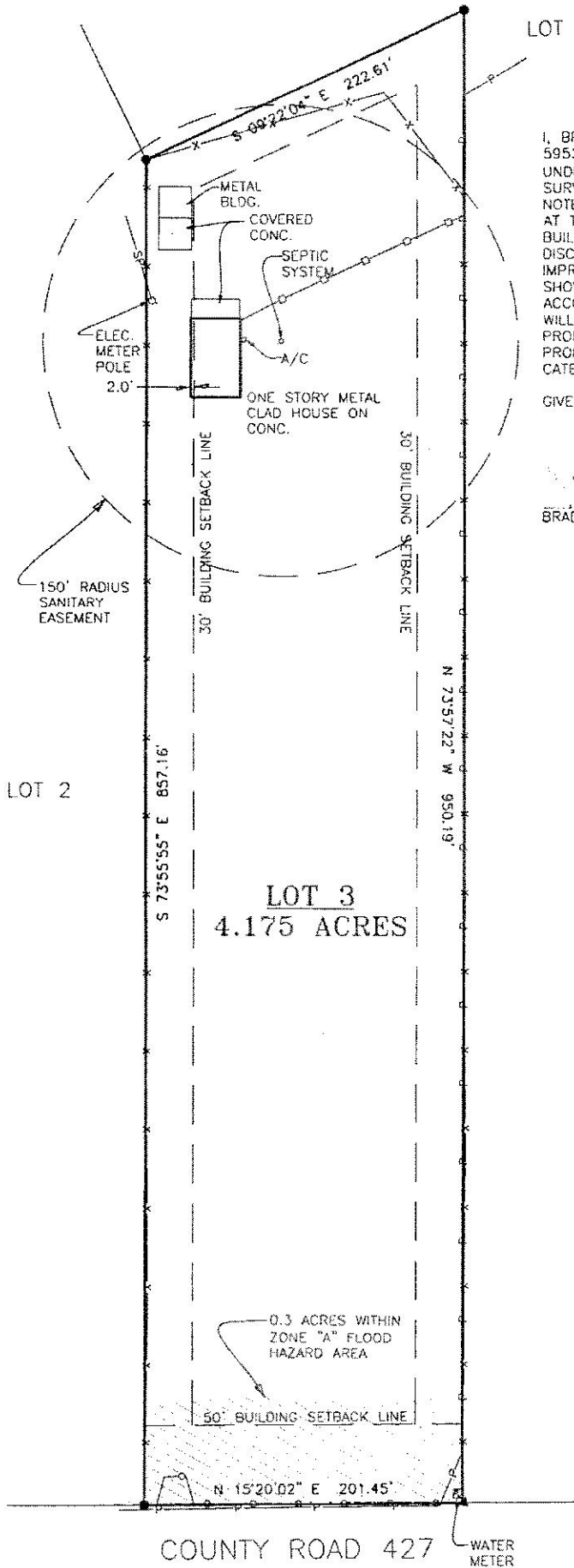
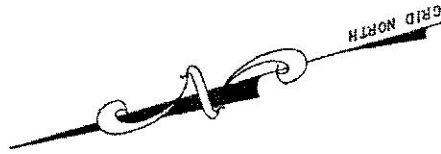


TURKEY CREEK ACRES SUBDIVISION

PLAT RECORDS - CABINET G, SLIDE 331

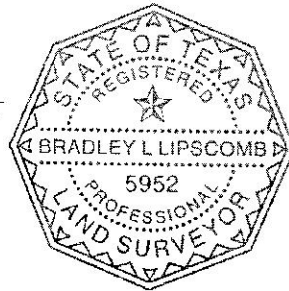
J. JEFFERSON BIRD SURVEY, A-88
WILLIAMSON COUNTY, TEXAS



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 AND THE FIELD NOTES ATTACHED TRULY AND 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, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN; PROPERTY HAS 0.3 ACRES WITHIN A FLOOD HAZARD AREA ACCORDING TO FLOOD RATE MAPS COMMUNITY NO. 48491C0375E, WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 25, 2008; THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 28th DAY OF DECEMBER, 2016.

BRADLEY L. LIPSCOMB, RPLS.



THE FOLLOWING EASEMENTS DO NOT APPLY TO THIS TRACT:

- 1) 75' OSSF SETBACK - PLAT - CABINET G, SLIDE 331
- 2) BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 479/575
- 3) BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 480/136
- 4) SOUTHWEST MILAM WATER SUPPLY CORP. 626/109

THE FOLLOWING EASEMENTS GRANT THE RIGHT OF INGRESS & EGRESS TO THIS TRACT:

- 5) TEXAS POWER & LIGHT COMPANY 296/616
- 6) TEXAS POWER & LIGHT COMPANY 328/630

LEGEND

- - IRON ROD FOUND
- ▲ - FENCE POST FOUND
- SP- - SERVICE POWERLINE
- P- - OVERHEAD POWERLINE
- x- - WIRE FENCE
- D- - WOOD FENCE
- O- - METAL PIPE FENCE

NOTE:
SEPTIC SYSTEM COULD NOT
BE LOCATED AT THE TIME
OF THIS SURVEY.

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



G.F. #160600

SURVEYING, INC. FIRM REGISTRATION NO. 10007900
1311 WEST CAMERON P.O. BOX 1489 ROCKDALE, TX. 76567

LOT 3 - 4.175 ACRES
TURKEY CREEK ACRES SUBDIVISION
J. JEFFERSON BIRD SURVEY, A-88
WILLIAMSON COUNTY, TEXAS

Completion Date: 12/28/16 Drawn By: KH

Scale: 1"=100' Surveyed by: ES/MH

Project No.: S16-169 Checked by: BL

PLOT DATE:



SCALE: 1" = 100 FEET