



#### SURVEYOR'S NOTES:

- (1) BEARINGS, DISTANCES, & AREAS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE-NAD83; COMBINED SCALE FACTOR: 1.0001531012.
- (2) METES & BOUNDS DESCRIPTION TO ACCOMPANY THIS PLAT.
- (3) EASEMENT GRANTED TO BRAZOS ELECTRIC POWER COOPERATIVE, INC IN VOLUME 5656, PAGE 402 OF BELL COUNTY OFFICIAL PUBLIC RECORDS - DOES AFFECT THIS PROPERTY AS SHOWN HEREON.
- (4) EASEMENT GRANTED TO BARTLETT ELECTRIC COOPERATIVE, INC IN VOLUME 4491, PAGE 257 OF BELL COUNTY OFFICIAL PUBLIC RECORDS - DOES AFFECT THIS PROPERTY.
- (5) EASEMENT GRANTED TO BARTLETT ELECTRIC COOPERATIVE, INC IN DOCUMENT NO. 2007-00015138 OF BELL COUNTY OFFICIAL PUBLIC RECORDS - DOES AFFECT THIS PROPERTY.

TO:  
TITLE COMPANY: CENTRALAND TITLE COMPANY  
C.F. No.: C1881780  
SURVEY DATE: JULY 31, 2018

I DO HEREBY CERTIFY THAT: (1) THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION; (2) TO THE BEST OF MY KNOWLEDGE, THE PROPERTY LEGALLY DESCRIBED HEREON IS NOT AFFECTED BY BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACES EXCEPT AS SHOWN; (3) THIS PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROAD, EXCEPT AS SHOWN HEREON. THIS CERTIFICATION EXTENDS ONLY TO THE SUBJECT PROPERTY AND EASEMENTS REFERENCED IN THE ABOVE DESCRIBED TITLE COMMITMENT.

**PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

JORDAN R. GARRETT  
R.P.L.S. No. 6154

#### LEGEND

- FND. 1/2" IRON ROD
- FND. 5/8" IRON ROD
- FND. 1" IRON PIPE
- CEDAR FENCE POST
- STEEL FENCE POST
- DAK IN FENCE
- POINT FOR CORNER
- FND. 60D NAIL
- WATER WELL
- TELEPHONE PEDESTAL
- POWER POLE
- GUY WIRE ANCHOR
- OVERHEAD ELECTRIC
- WIRE FENCE

PLAT OF:  
77.420 ACRES

BEING THE SAME TRACT CONVEYED TO BARBARA J. COTTLE IN DOCUMENT NO. 201000028841 OF BELL COUNTY OFFICIAL PUBLIC RECORDS; FUTURE DESCRIBED IN VOLUME 936, PAGE 368 OF BELL COUNTY DEED RECORDS & SITUATED IN THE S.M. KUYENDALL SURVEY, ABSTRACT NO. 961 IN BELL COUNTY, TEXAS.

BOUNDARY SURVEY FOR:  
FAMCCO-TX, LLC

4004 MERCER RD  
GEORGETOWN, TX 78628  
(844) 4-JAGGEO (O)  
(866) 486-8395 (F)

WWW.JAGGEO.COM  
REQUEST@JAGGEO.COM  
TBPLS FIRM NO. 10170400

File Name: 180730.dwg

Completion Date: 08/09/2018

Scale: 1" = 300'

Surveyed by: DN/BD

Drawn by: JG

Job No.: 180730

TITLE: CROWS RANCH ROAD, SALADO, TEXAS