



VOL. 1055 PG. 209
OPRBCT
TONIA LEE EBAUGH ET VIR
(REMAINDER OF 2.809 ACRES)

VOL. 873 PG. 649
OPRBCT
BURT E. MATTHEWS
(2.52 ACRES)

ZONING SETBACKS

ACCORDING TO THE CITY OF CALDWELL CODE OF ORDINANCES SEC. 3.03.036 THIS TRACT IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

FRONT SETBACK - 20'
SIDE SETBACK - 10'
REAR SETBACK - 10'
EXISTING STRUCTURES - 20' MIN. FROM EXISTING STRUCTURES ON ADJACENT PROPERTY

THE FRONT SIDE AND REAR WILL BE DETERMINED AT A FUTURE TIME BASED ON TRACT DEVELOPMENT.

L. DICKINSON LEAGUE
ABSTRACT 20

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. 48051C140C, DATED JAN. 06, 2011, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
- THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 19-0045, DATED MARCH 19, 2019 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.
- THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED JULY 10, 2018 PREPARED BY PAYNE INDUSTRIES, LLC.
- BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM RTKNET.
- ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1723-002.

NOTES CORRESPONDING TO SCHEDULE B

10(b) EASEMENT TO GULF STATES UTILITIES COMPANY PER VOL. 77, PG. 623, DEED RECORDS OF BURLESON COUNTY, TEXAS. DOES NOT AFFECT SUBJECT PROPERTY AND THEREFORE IS NOT PLOTTED.

10(c) EASEMENT FOR SEWER PIPELINE TO THE CITY OF CALDWELL PER VOL. 158, PG. 42, DEED RECORDS OF BURLESON COUNTY, TEXAS. MAY AFFECT SUBJECT PROPERTY, CONSULT WITH CITY OF CALDWELL PERSONNEL FOR LOCATION OF SEWER LINE AS THE INSTRUMENT DESCRIPTION IS AMBIGUOUS TO REPRODUCE.

VOL. 873 PG. 649
OPRBCT
BURT E. MATTHEWS
(2.52 ACRES)

VOL. 1176 PG. 481
OPRBCT
CODY NOVOSAD
(1.656 ACRES)

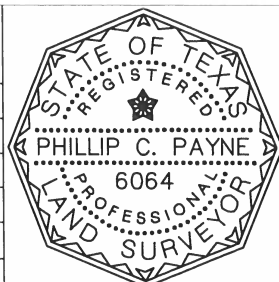
VOL. 916 PG. 464
MARK McDONALD
(3 ACRES)

LEGEND

- 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "SM KLING 2003" OR OTHERWISE NOTED
- 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE 6064"
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- x — WIRE FENCE
- o — IRON FENCE

G.F. NO. 19-0045

1809 W ST. HIGHWAY 21, CALDWELL, TX 77836
JOB NUMBER: 1723-002
CLIENT: CODY NOVOSAD
DATE: APRIL 13, 2019
FIELD CREW: BH, JW
OFFICE: BM, PP
FB/PG: 85/63



TO CODY NOVOSAD 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 APRIL OF 2019; THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON.

Phillip C. Payne

PHILLIP C. PAYNE, R.P.L.S. NO. 6064
FIRM NO. 10193780

1.66 ACRES, MORE OR
LESS, IN THE L. DICKINSON
LEAGUE, ABSTRACT 20,
BURLESON COUNTY, TEXAS



302 W. Hopkins, Ste. 1A, San Marcos, TX 78666
(512) 749-2878 (979) 567-4500

NOTES

1. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
2. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48051C0140C, DATED JANUARY 6, 2011, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
3. THIS SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH A LAND DESCRIPTION DATED JULY 10, 2018 PREPARED BY PAYNE INDUSTRIES, LLC.
4. THIS SURVEY WAS DONE IN CONJUNCTION WITH TITLE COMMITMENT G.F. NO. 18240, DATED JUNE 25, 2018 PROVIDED BY BURLESON TITLE GUARANTY 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.
5. THE BEARING BASIS FOR THIS SURVEY REFERS TO GRID NORTH AND WAS DETERMINED USING GPS OBSERVATIONS.

LEGEND

- OPRBCT OFFICIAL PUBLIC RECORDS OF BURLESON COUNTY, TEXAS
MRBCT MAP RECORDS OF BURLESON COUNTY, TEXAS
- 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "SM KLING 2003" OR OTHERWISE NOTED
 - 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE 8084"
 - 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - WOOD FENCE
 - WIRE FENCE
 - CHAIN LINK FENCE
 - BSL BUILDING SETBACK LINE

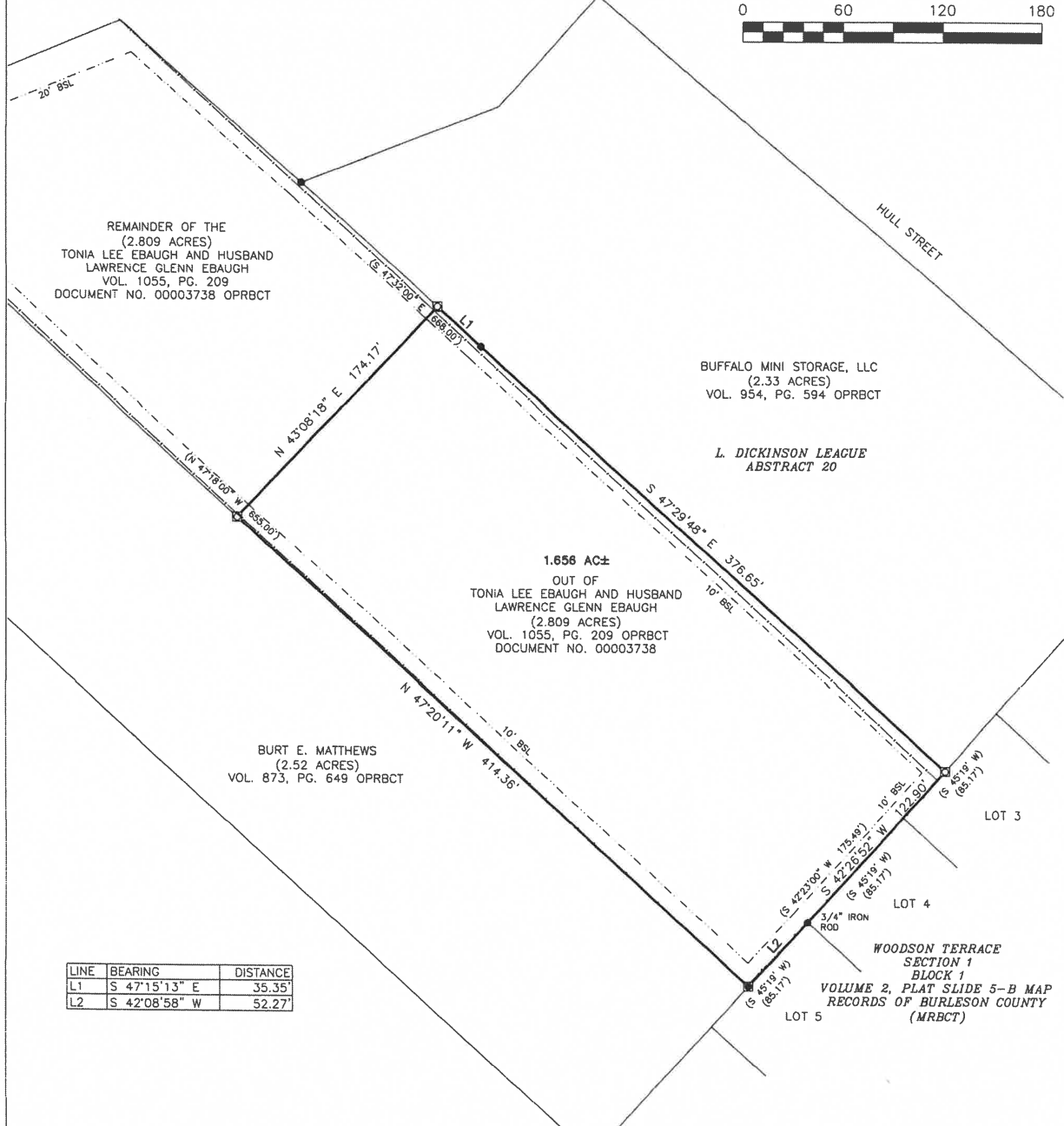
ZONING SETBACKS

ACCORDING TO THE CITY OF CALDWELL CODE OF ORDINANCES SEC. 3.03.036 THIS TRACT IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

FRONT SETBACK - 20'
SIDE SETBACK - 10'
REAR SETBACK - 10'
EXISTING STRUCTURES - 20' MIN. FROM EXISTING STRUCTURES ON ADJACENT PROPERTY

NOTES CORRESPONDING TO SCHEDULE B

- 10(b) EASEMENT TO GULF STATES UTILITIES COMPANY PER VOL. 77, PG. 623, DEED RECORDS OF BURLESON COUNTY, TEXAS. DOES NOT AFFECT SUBJECT PROPERTY AND THEREFORE IS NOT PLOTTED.
- 10(c) EASEMENT FOR SEWER PIPELINE TO THE CITY OF CALDWELL PER VOL. 158, PG. 42, DEED RECORDS OF BURLESON COUNTY, TEXAS. MAY AFFECT SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE ITEMS.



LINE	BEARING	DISTANCE
L1	S 47°15'13" E	35.35'
L2	S 42°08'58" W	52.27'

G.F. NO. 18240

JOB NUMBER: 1723-001

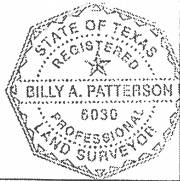
CLIENT: CODY NOVOSAD

DATE: JULY 10, 2018

FIELD CREW: BB

OFFICE: AM/BP

FB/PG: 25/81



TO CODY NOVOSAD AND BURLESON COUNTY TITLE 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 JULY 03, 2018; 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.

7/10/18 *Billy A. Patterson*
BILLY A. PATTERSON, R.P.L.S. NO. 6030

1.656 ACRES, MORE OR LESS,
IN THE L. DICKINSON LEAGUE,
ABSTRACT 20,
CITY OF CALDWELL,
BURLESON COUNTY, TEXAS

ADDRESS: 1805 HWY 21 W

