

686 CR 278

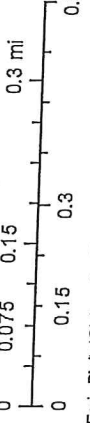


March 30, 2017

- Parcels
- Abstracts

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries

1:11,285



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM THE CURRENT FEDERAL FLOOD INSURANCE RATE MAP NO. 450510350C, DATED JANUARY 6, 2011, A PORTION OF THIS TRACT LIES WITHIN ZONE A. (NO BASE FLOOD ELEVATIONS DETERMINED).
4. THIS SURVEY WAS DONE IN CONNECTION WITH TITLE COMMITMENT C.F. NO. 1301874, DATED AUGUST 8, 2013 PROVIDED BY OLD REPUBLIC TITLE COMPANY OF TEXAS. 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. THIS SURVEY PLAT WAS PREPARED IN CONNECTION WITH A LAND DESCRIPTION DATED SEPTEMBER 23, 2013 PREPARED BY PAYNE LAND SURVEYING, LLC.

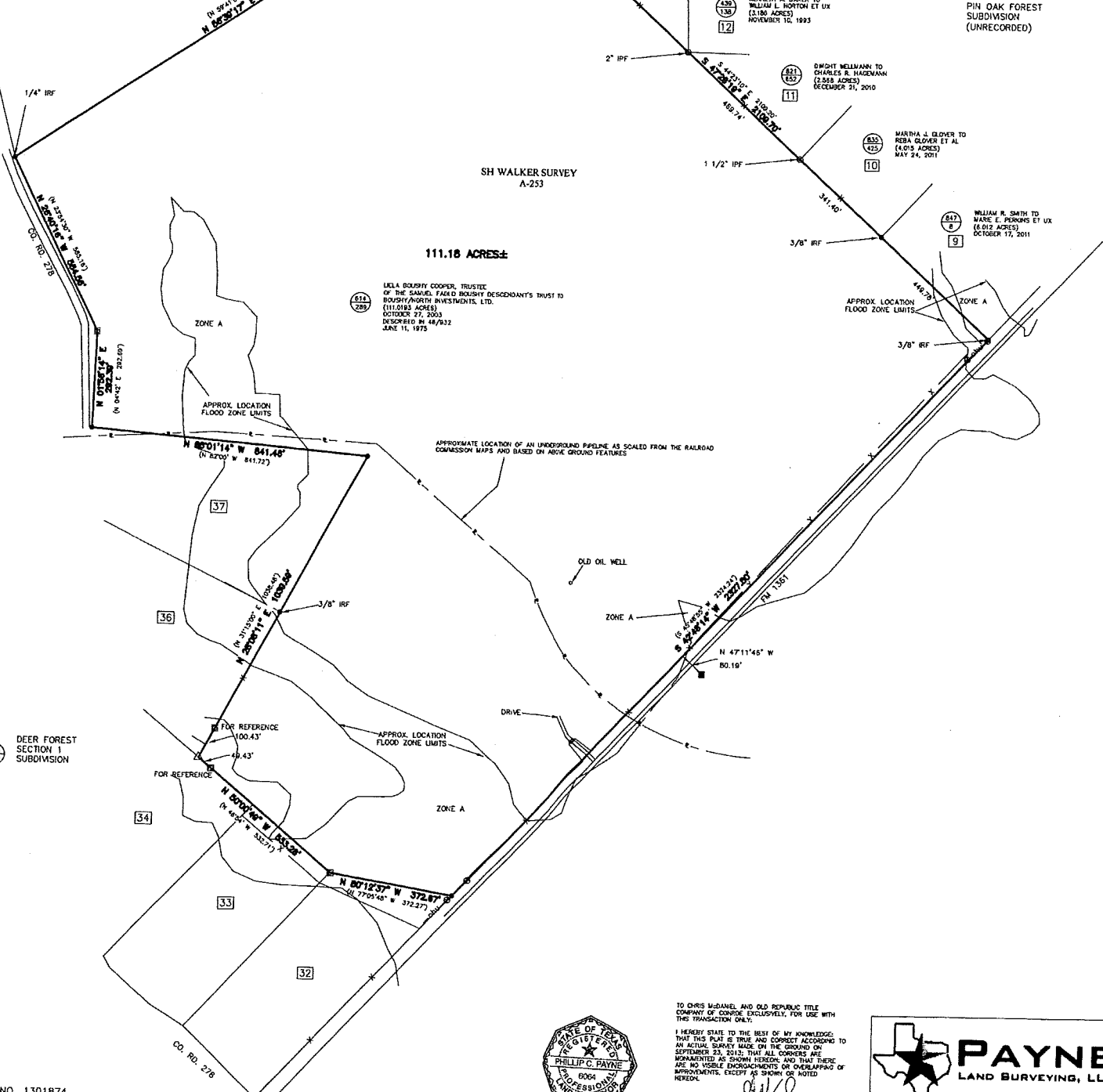
NOTES CORRESPONDING TO SCHEDULE B

10(4) PIPELINE EASEMENT RECORDED IN VOLUME 307, PAGE 220, OF THE DEED RECORDS OF BURLESON COUNTY, TEXAS, AFFECTS THIS TRACT BUT THE DESCRIPTION IS AMBIGUOUS AND THEREFORE THE EASEMENT IS NOT PLOTTED HEREON.

10(5) EASEMENT RECORDED IN VOLUME 201, PAGE 218, OF THE DEED RECORDS OF BURLESON COUNTY, TEXAS, MAY AFFECT SUBJECT TRACT BUT THE DESCRIPTION UNCLEAR AND DOES NOT FIT THIS TRACT.

10(6) EASEMENT RECORDED IN VOLUME 152, PAGE 842, OF THE DEED RECORDS OF BURLESON COUNTY, TEXAS, DOES NOT AFFECT SUBJECT TRACT AND THEREFORE IS NOT PLOTTED.

10(7) EASEMENT RECORDED IN VOLUME 116, PAGE 815, OF THE DEED RECORDS OF BURLESON COUNTY, TEXAS, DOES NOT AFFECT SUBJECT TRACT AND THEREFORE IS NOT PLOTTED.



- LEGEND**
- DEED RECORDS & OFFICIAL PUBLIC RECORDS OF BURLESON COUNTY, TEXAS
 - LOT NUMBERS
 - 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "PAYNE LAND SURV."
 - 3/8" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - 1/2" IRON PIPE FOUND UNLESS OTHERWISE NOTED
 - CONCRETE HIGHWAY MONUMENT
 - FENCE POST
 - UTILITY POLE
 - WARE FENCE
 - OHU - OVERHEAD UTILITY LINE
 - R - PIPELINE
 - △ - CALCULATED POINT



WILLIAM WOODFORD SURVEY A-253

PIN OAK FOREST SUBDIVISION (UNRECORDED)

111.18 ACRES±

G.F. NO. 1301874
 DESCRIPTION: 111.18 ACRES, MORE OR LESS, IN THE SH WALKER SURVEY, ABSTRACT 253, BURLESON COUNTY, TEXAS
 JOB NUMBER 140 SCALE: 1" = 200' CLIENT: CHRIS MADANEL



TO CHRIS MADANEL AND OLD REPUBLIC TITLE COMPANY OF TEXAS EXCLUSIVELY, 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 SEPTEMBER 23, 2013 THAT ALL CORNERS ARE MONUMENTED AS SHOWN HEREON AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAP OF IMPROVEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

Phillip C. Payne
 PHILIP C. PAYNE, R.P.L.S. NO. 6064

PAYNE
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