BLUE FIRE ESTATES

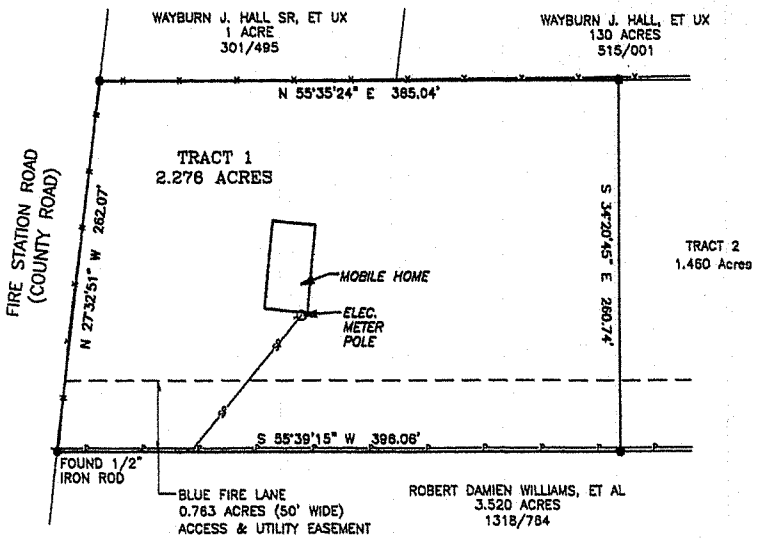
PLAT RECORDS – SLIDE 180

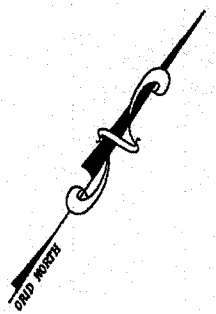
PEDRO PREIRA, JOSE DE JESUS AND MARIANO GRANDE SURVEY

ABSTRACT NO. 32

ROBERTSON COUNTY, TEXAS

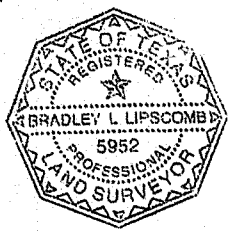
Exhibit A





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 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; SAID PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD RATE MAP NO. 48395C0325C, ROBERTSON COUNTY, TEXAS, DATED JULY 18, 2011. 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 2nd DAY OF JUNE, 2021

BRADLEY L. LIPSCOMB, RPLS



JUL

LSI

NOTES:

1. THIS SURVEYOR HAS NOT ATTEMPTED TO LOCATE ANY EASEMENTS OR OTHER MATTERS BEYOND THOSE REFLECTED ON THE REFERENCED TITLE COMMITMENT.

2. THE FOLLOWING ARE BALNKET EASEMENTS AND GRANT THE RIGHT OF INGRESS & EGRESS TO THIS TRACT:
   A) TEXAS TELEPHONE & TELEGRAPH COMPANY 188/143
   B) TWIN CREEK WATER SUPPLY CORPORATION 270/566
   C) TWIN CREEK WATER SUPPLY CORPORATION 270/634
   D) TWIN CREEK WATER SUPPLY CORPORATION 1447/264

3. THE FOLLOWING EASEMENT DOES NOT APPLY TO THIS TRACT:
   E) POWERLINE EASEMENT 251/218

LEGEND

—SP— – SERVICE POWERLINE
—x— – BARBED WIRE FENCE
● – 1/2" IRON ROD FOUND WITH RED CAP MARKED "TRIAD SURVEYING RPLS 5952" (UNLESS NOTED)

50 0 50 100 150 200 250 300

SCALE: 1" = 100 FEET

TRIAD SURVEYING

SURVEYING, INC.

GF No. 14553

FIRM REGISTRATION NO. 10007900

528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567

TRACT 1

BLUE FIRE ESTATES
PEDRO PREIRA, JOSE DE JESUS AND MARIANO GRANDE SURVEY, A-32
ROBERTSON COUNTY, TEXAS

Completion Date: 6/2/21		Drawn by:	DM
Scale: 1"=100'		Surveyed by:	LR
PROJECT NO. S21-018		Checked by:	BL