

0 100 200 300

SCALE: 1" = 100'

LINE	BEARING	DISTANCE
L1	S67°09'51"W	35.01'
L2	N69°21'53"E	4.85'
(L2)	N69°21'53"E	4.85'
L3	N69°21'53"E	35.00'
L4	S21°15'48"E	35.00'
L5	S69°21'53"W	4.72'

**EASEMENTS**

RIGHT OF WAY AGREEMENT PER VOL. 236, PG. 439, DEED RECORDS OF BURLESON COUNTY, TEXAS DOES NOT AFFECT SUBJECT PROPERTY AND THEREFORE IS NOT PLOTTED.

UTILITY EASEMENT PER VOL. 311, PG. 172, DEED RECORDS OF BURLESON COUNTY, TEXAS AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

RIGHT OF WAY AGREEMENT PER VOL. 231, PG. 156, DEED RECORDS OF BURLESON COUNTY, TEXAS DOES NOT AFFECT SUBJECT PROPERTY AND THEREFORE IS NOT PLOTTED.

RIGHT OF WAY AGREEMENT PER VOL. 243, PG. 296, DEED RECORDS OF BURLESON COUNTY, TEXAS MAY AFFECT SUBJECT PROPERTY BUT HAS A VAGUE DESCRIPTION AND CONTAINS NO PLOTTABLE ITEMS.

UTILITY EASEMENT PER VOL. 311, PG. 172, DEED RECORDS OF BURLESON COUNTY, TEXAS AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

ACCESS EASEMENT PER VOL. 245, PG. 306, DEED RECORDS OF BURLESON COUNTY, TEXAS DOES NOT AFFECT SUBJECT PROPERTY AND THEREFORE IS NOT PLOTTED.

RIGHT OF WAY EASEMENT PER VOL. 476, PG. 334, DEED RECORDS OF BURLESON COUNTY, TEXAS DOES NOT AFFECT SUBJECT PROPERTY AND THEREFORE IS NOT PLOTTED.

**LEGEND**

- DRBCT DEED RECORDS OF BURLESON COUNTY, TEXAS
- OPRBCT OFFICIAL PUBLIC RECORDS OF BURLESON COUNTY, TEXAS
- ORBCT OFFICIAL RECORDS OF BURLESON COUNTY, TEXAS
- 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "ATWELL LLC"
- 1/2" IRON PIPE FOUND UNLESS OTHERWISE NOTED
- FENCE POST FOUND
- CONTROL POINT/BENCHMARK LOCATION
- WIRE FENCE
- CALCULATED POINT
- CONCRETE MONUMENT FOUND
- UE UTILITY EASEMENT
- BCAD BURLESON COUNTY APPRAISAL DISTRICT
- 1/2" IRON ROD FOUND WITH A PLASTIC CAP STAMPED "TRIAD 5952" OR OTHERWISE NOTED

2022-3862 ORBCT  
BENNIE W. JONES, ET UX  
(123.900 ACRES)

M. MOORE SURVEY, A-279

FND. 1/2" C.I.R. TRIAD 5952"  
BRS. 54707'16"E 21.94'

(N68°13'17"E 558.93') PER DEED  
(N71°13'03"E) PER PLAT  
N68°13'17"E 558.93'

**LOT 5A**  
3.9975 AC±

OUT OF  
2022-114 ORBCT  
VIRGINIA DOLORES TURNER  
(14.019 ACRES)

609/415 OPRBCT  
PATRICIA JEAN WILLIAMS GROWEG, ET AL  
(276.8 ACRES)

**LOT 5B**

2022-5698 ORBCT  
LUIS A. BARRIENTOS, ET UX  
(3.964 ACRES)

**TRACT 1**  
9.0362 ACRES±

WALTER CAMPBELL SURVEY,  
ABSTRACT NO. 93  
SUNDOWN ACRES, SECTION I  
(UNRECORDED)

**LOT 4**  
5.0387 AC±

OUT OF  
2022-114 ORBCT  
VIRGINIA DOLORES TURNER  
(14.019 ACRES)

**LOT 6**

1183/636 OPRBCT  
JEFFERY A. BANKES, ET UX  
TRACT TWO  
(5.00 ACRES)

**LOT 3**

REMAINDER OF  
2022-114 ORBCT  
VIRGINIA DOLORES TURNER  
(14.019 ACRES)

**LOT 7**

1183/636 OPRBCT  
JEFFERY A. BANKES, ET UX  
TRACT ONE  
(5.00 ACRES)

**LOT 8**

FEDERICO AYALA & RAYMOND SALAZAR  
PER BCAD RECORDS  
(NO DEED RECORD FOUND)

**LOT 2**

2022-113 ORBCT  
MICHAEL TURNER  
REMAINDER OF  
(24.008 ACRES)

**LOT 7**

1183/636 OPRBCT  
JEFFERY A. BANKES, ET UX  
TRACT ONE  
(5.00 ACRES)

**LOT 8**

FEDERICO AYALA & RAYMOND SALAZAR  
PER BCAD RECORDS  
(NO DEED RECORD FOUND)

**LOT 2**

2022-113 ORBCT  
MICHAEL TURNER  
REMAINDER OF  
(24.008 ACRES)

**LOT 1**

2022-113 ORBCT  
MICHAEL TURNER  
REMAINDER OF  
(24.008 ACRES)

**LOT 9**

FEDERICO AYALA & RAYMOND SALAZAR  
PER BCAD RECORDS  
(NO DEED RECORD FOUND)

**TRACT 2**  
1.2632 ACRES±  
(35' ACCESS EASEMENT)

**NOTES**

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
3. BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), GEOID 2018, CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM CORS NETWORK. COORDINATES ARE GRID; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON THE SURFACE ADJUSTMENT FACTOR OF 1.00006647.
4. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48051C0125C, DATED JANUARY 6, 2011, THIS TRACT DOES NOT LIE WITHIN ZONE A OR ZONE AE.
5. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS OF A CATEGORY 1B, CONDITION III STANDARD LAND SURVEY.
6. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND FURTHER MORE THIS SURVEY IS VERIFIED PER THE AVAILABLE DEEDS AND/OR PLAT AS SHOWN, AND STATED HEREON.
7. ATTACHMENTS: METES AND BOUNDS DESCRIPTIONS:  
21005014(02)\_LOTS 4 & 5A\_9.0362 ACRE FND.DOCX  
21005014(02)\_35' EASEMENT\_1.2632 ACRE FND.DOCX
8. RECORD REFERENCE SHOWN FOR L2 IS PER DEED FOR ADJOINING TRACT 2022-5698 ORBCT AND PRIOR DEED 1183/636 OPRBCT (TRACT THREE).

**ZONING SETBACKS**

THIS PROPERTY IS NOT LOCATED WITHIN THE CITY LIMITS OR ETJ OF THE CITY OF CALDWELL OR ANY OTHER ENTITY IN BURLESON COUNTY AND IS THEREFORE NOT SUBJECT TO ZONING SETBACKS.

1202 MOONGLOW LANE,  
CALDWELL, TEXAS

JOB NUMBER: 21005014(02)  
CLIENT: MIKE TURNER  
DATE: 12/5/2023  
FIELD CREW: GM  
OFFICE: JL, BP  
FB/PG: 21005014(02)\_GM.DXF

**TRACT 1 - 9.0362 ACRES, MORE OR LESS,  
BEING LOTS 4 & 5A, SUNDOWN ACRES, SECTION I, (UNRECORDED)  
AND TRACT 2 - 1.2632 ACRES, MORE OR LESS,  
BEING A PROPOSED 35' ACCESS EASEMENT  
CROSSING LOTS 1 THROUGH 4, OF SAID SUNDOWN ACRES, SECTION I,  
LOCATED IN THE WALTER CAMPBELL SURVEY, ABSTRACT NO. 93,  
BURLESON COUNTY, TEXAS**



TO MICHAEL TURNER 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 11/21/2023; 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.

BILLY A. PATTERSON, R.P.L.S. NO. 6030  
FIRM NO. 10183726

BURLESON COUNTY, TEXAS

