

NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESIS ARE FROM RECORD INFORMATION.
3. ACCORDING TO HORIZONTAL SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48051C0450C, DATED JANUARY 6, 2011, A PORTION OF THIS TRACT LIES WITHIN ZONE A, (NO BASE FLOOD ELEVATIONS DETERMINED).
4. BEARING BASIS: GRID NORTH PER TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS. COORDINATES ARE GRID; HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE REPORTED AT SURFACE VALUES BASED ON THE SURFACE ADJUSTMENT FACTOR OF 1.0001200.
5. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND 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.
6. ATTACHMENTS: METES AND BOUNDS DESCRIPTION 2402-001 TRACT 2
7. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED.

1081/813 OPRBCT  
ROBERT W BUERGER AND DARLA K BUERGER, CO-TRUSTEES  
OF THE ROBERT AND DARLA BUERGER LIVING TRUST

(90 ACRES)

SEVENTH TRACT 149/747 DRBCT

STELLA P. BUERGER  
(130 ACRES)

Pipeline R.O.W.  
EASEMENT PER  
295/550 DRBCT

0 200 400

DOC. NO. 2025-3283 OPRBCT  
RLV22, LLC  
(71.85 ACRES)

TRACT 3  
11.00 AC±

OPRBCT OFFICIAL PUBLIC RECORDS OF BURLESON COUNTY, TEXAS  
DRBCT DEED RECORDS OF BURLESON COUNTY, TEXAS  
□ 1/2" IRON ROD W/CAP STAMPED "PAYNE 6064" SET  
◎ 1" IRON PIPE FOUND UNLESS OTHERWISE NOTED  
# CHAIN LINK FENCE  
— X WIRE FENCE  
P.O.B. POINT OF BEGINNING

TRACT 1  
11.00 AC±

TRACT 2  
11.85 AC±

S35°46'53"W 1320.32'

N53°39'23"E 1333.73'

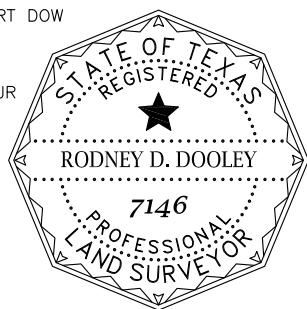
1/2" IRON ROD W/CAP  
STAMPED "PAYNE 6064"  
SET FROM WHICH A 1"  
IRON PIPE FND. AT THE  
S. CNR. 71.85 AC. BRS.  
S47°24'32"E-1251.42'  
293.14'  
S47°24'32"E

POB  
N:10117454.26  
E:3474089.87  
N47°24'32"W 376.56'  
N47°24'32"W 600.35'  
N47°24'32"W 2521.48' TOTAL  
COUNTY ROAD 414

TRACT 2  
11.85 ACRES MORE OR LESS,  
OUT OF THE  
RLV22, LLC  
CALLED 71.85 ACRE TRACT

DOC. NO. 2025-3283

SAMUEL SWEARINGTON SURVEY, A-59  
BURLESON COUNTY, TEXAS



TO ROBERT DOW 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  
AUGUST 11, 2025; THAT ALL CORNERS ARE  
MONUMENTED AS SHOWN HEREON.

RODNEY D. DOOLEY, R.P.L.S. NO. 7146  
FIRM NO. 10194453

