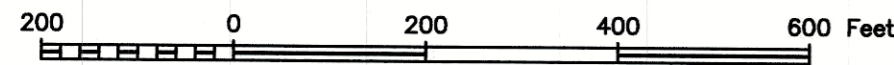




SCALE: 1" = 200'



GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE SOUTH CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000075 (CALCULATED USING GEOID12B).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY HOMELAND TITLE, OF NO. 13-201741KL, EFFECTIVE DATE: 04-28-2020, ISSUED: 05-05-2020. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- 10d: DRAINAGE CHANNEL, 153/394 (D.R.W.C.T.), DOES NOT CROSS THIS TRACT AS SHOWN HEREON.
- 10e: 80' WIDE RIGHT-OF-WAY EASEMENT TO THE COUNTY OF WALLER, 166/80 (D.R.W.C.T.), APPLIES TO BAETHE ROAD. THIS EASEMENT ADJOINS THE SOUTH PROPERTY LINE OF THIS TRACT, BUT DOES NOT CROSS ANY PORTION OF THIS TRACT.
- 10f: EASEMENT TO HOUSTON LIGHTING & POWER CO., 212/315 (D.R.W.C.T.), DOES NOT CROSS THIS TRACT (EASEMENT ADJOINS BETKA ROAD).
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

Table with 2 columns: BUYER, TITLE COMPANY, G.F. No. and corresponding values: JOSEPH HEADLEY AND KENDALL HEADLEY, HOMELAND TITLE, 13-201741KL.

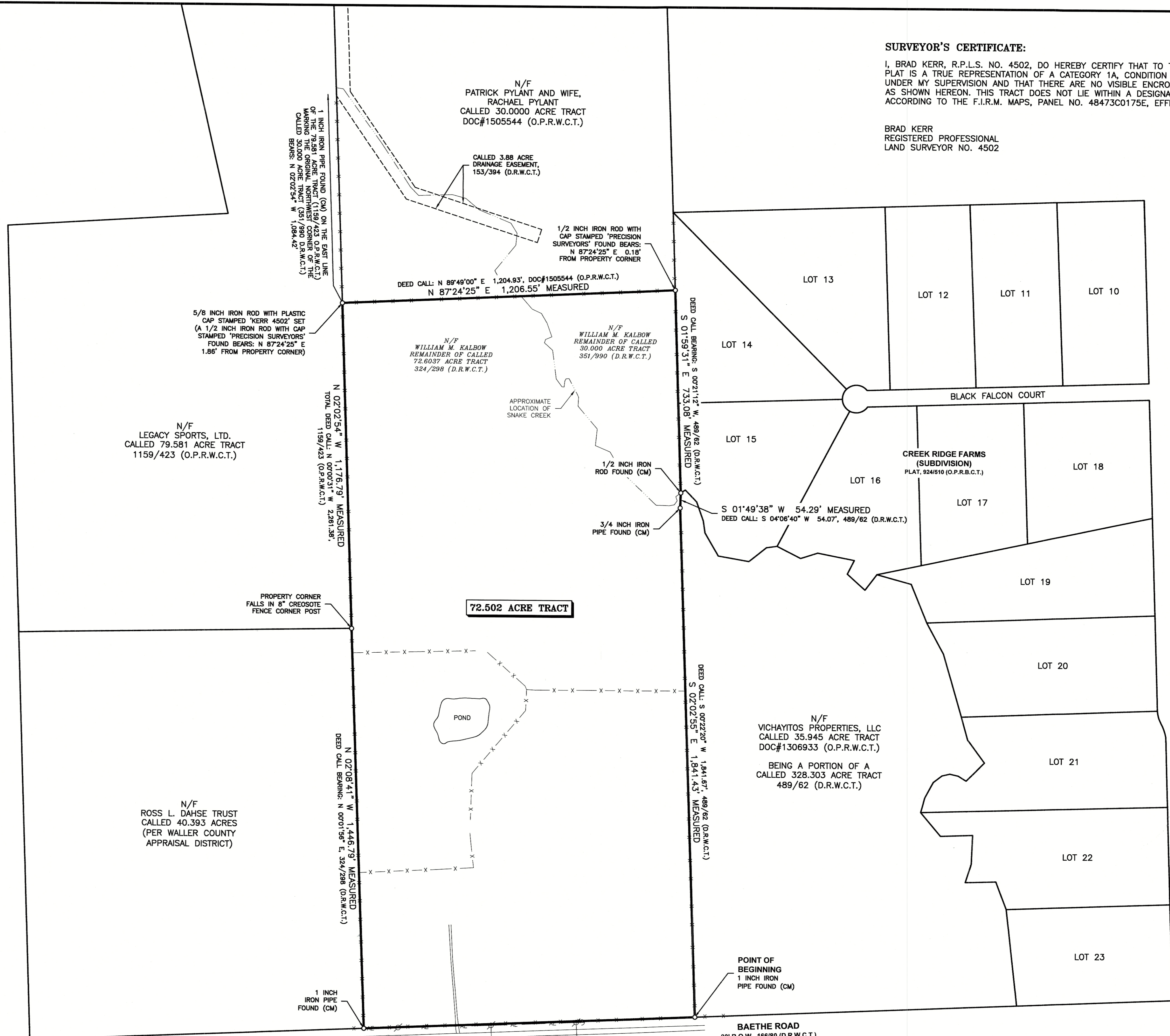
LAND TITLE SURVEY PLAT OF A 72.502 ACRE TRACT H&TC RR CO. SURVEY, A-59 WALLER COUNTY, TEXAS

SCALE: 1 INCH = 200 FEET
SURVEY DATE: 05-06-2020
PLAT DATE: 05-06-2020
JOB NUMBER: 20-209
CAD NAME: 20-209
POINT FILE: 20-209-ALL

PREPARED BY: KERR SURVEYING, LLC (TBPELS FIRM#10018500)
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
BRAD@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

DRAWN BY: J.BARKER CHECKED BY: TJ FRANK

LEGEND:
(D.R.W.C.T.) = DEED RECORDS OF WALLER COUNTY, TEXAS
(O.P.R.W.C.T.) = OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS
123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
N/F = NOW OR FORMERLY
UTILITY POLE
GUY WIRE
AERIAL ELECTRIC LINES
BARBED WIRE FENCE



SURVEYOR'S CERTIFICATE:

I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT IS A TRUE REPRESENTATION OF A CATEGORY 1A, CONDITION IV SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48473C0175E, EFFECTIVE DATE: 02-18-2009.

BRAD KERR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4502

