



**NOTES (KIRBY ESTATE - 61.36 ACRES):**

- CURRENT TITLE APPEARS VESTED IN WANDA FAYE KIRBY & DANIEL KIRBY BY WRIT OF DEEDS RECORDED IN VOL. 7813, PG. 58 & VOL. 7813, PG. 58 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
- THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAWRENCE TITLE CO. 8333343, EFFECTIVE DATE: FEBRUARY 8, 2012, TO WIT THE FOLLOWING COMMITMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:
  - PIPELINE EASEMENT - LINE STAR GAS COMPANY, VOL. 146, PG. 481, HAVING NO DEFINED NORTH LOCATION (RELAYED), THIS INSTRUMENT CONTAINS NO PLATTABLE DATA AND THIS EASEMENT CANNOT BE SHOWN. AREA AND BOUNDARY INFORMATION ARE AVAILABLE FROM THE PUBLIC RECORDS OF BRAZOS COUNTY. MAP SHOWS TWO PARCELS CROSSING SUBJECT TRACT AND LOCATIONS FOR THESE TWO LINES ARE SHOWN HEREON. IT IS RECOMMENDED THAT ANNO'S ENERGY CORP. (FORMERLY LINE STAR GAS CO.) BE CONTACTED TO DETERMINE EXACT LOCATION OF THIS EASEMENT / PIPELINE.**
  - PIPELINE EASEMENT - LINE STAR GAS COMPANY, VOL. 297, PG. 167, HAVING NO DEFINED NORTH LOCATION (RELAYED), THIS INSTRUMENT CONTAINS NO PLATTABLE DATA AND THIS EASEMENT CANNOT BE SHOWN. AREA AND BOUNDARY INFORMATION ARE AVAILABLE FROM THE PUBLIC RECORDS OF BRAZOS COUNTY. MAP SHOWS TWO PARCELS CROSSING SUBJECT TRACT AND LOCATIONS FOR THESE TWO LINES ARE SHOWN HEREON. IT IS RECOMMENDED THAT ANNO'S ENERGY CORP. (FORMERLY LINE STAR GAS CO.) BE CONTACTED TO DETERMINE EXACT LOCATION OF THIS EASEMENT / PIPELINE.**
  - UT WIRE WATERLINE EASEMENT - WILSON WIRE SERVICE CORP., VOL. 780, PG. 164, HAVING NO DEFINED LOCATION (RELAYED), THIS INSTRUMENT CONTAINS NO PLATTABLE DATA AND THIS EASEMENT CANNOT BE SHOWN. IT IS RECOMMENDED THAT WILSON WIRE SERVICE CORP. BE CONTACTED TO DETERMINE EXACT LOCATION OF THIS EASEMENT.**

**NOTES (NANNIE HILL ESTATE - 0.28 ACRES):**

- CURRENT TITLE APPEARS VESTED IN NANNIE HILL ESTATE BY WRIT OF DEED RECORDED IN VOL. 24, PG. 24 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.
- THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAWRENCE TITLE CO. 8333433, EFFECTIVE DATE: FEBRUARY 10, 2012, TO WIT THE FOLLOWING COMMITMENTS RELATED TO SCHEDULE "B" OF SAID COMMITMENT:
  - ELECTRIC EASEMENT - CITY OF SEWELL, VOL. 144, PG. 133, HAVING NO DEFINED NORTH LOCATION (RELAYED), THIS INSTRUMENT CONTAINS NO PLATTABLE DATA AND THIS EASEMENT CANNOT BE SHOWN. IT IS RECOMMENDED THAT SEWELL UTILITIES (SU) BE CONTACTED TO DETERMINE APPROXIMATE LOCATION OF THIS EASEMENT.**
  - UT WIRE WATERLINE EASEMENT - WILSON WIRE SERVICE CORP., VOL. 780, PG. 164, HAVING NO DEFINED LOCATION (RELAYED), THIS INSTRUMENT CONTAINS NO PLATTABLE DATA AND THIS EASEMENT CANNOT BE SHOWN. IT IS RECOMMENDED THAT WILSON WIRE SERVICE CORP. BE CONTACTED TO DETERMINE APPROXIMATE LOCATION OF THIS EASEMENT.**

**NOTES (GENERAL):**

- BOUNDARIES BASED ON GRID NORTH (NGS). BEARING AND DISTANCE MEASUREMENTS FROM GPS OBSERVATIONS, DISTANCES AND BEARINGS ARE ADJUSTED TO SURFACE USING ADJUSTMENT SCALE FACTOR OF 1.00000383.
- THE SUBJECT TRACTS DO NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE TEXAS FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AROUND COMMUNITY NO. 481196, PANEL NO. 0211C & 0222C, MAP NO. 480400132 & 480400133, EFFECTIVE DATE: JULY 2, 1992.
- THE INSTRUMENT AND SURFACE SHOWN TO PHYSICAL OBJECTS ALONG THE PERIMETER ARE FROM THE RECONSTRUCTED GRID LINE TO THE OBJECT SHOWN.

**LINE TABLE (NANNIE HILL ESTATE):**

LINE	BEARING	DISTANCE
L7	N89°31'41"E	642.38
L8	S75°57'17"W	118.97
L9	S52°42'31"W	198.15
L10	S88°48'00"W	204.47
L11	S89°07'31"W	8.37
L12	N07°22'02"W	27.90

**LINE TABLE (KIRBY ESTATE):**

LINE	BEARING	DISTANCE
L1	N89°54'47"E	633.37
L2	N89°54'47"E	429.37
L3	S94°42'27"E	233.77
L4	S20°08'17"E	18.81
L5	S84°40'11"W	482.67
L6	S75°57'17"W	68.77

**CERTIFICATE OF SURVEYOR**

I, S.W. KING, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2088, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE, CORRECT AND ACCURATELY REPRESENTS THE LATEST AND SHOWN OF THE PROPERTY WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT I HONESTLY ALL MEASUREMENTS AND RECORDS AS THEY ARE MADE ON THE GROUND AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS OR PROVISIONS, EXCEPT AS SHOWN HEREON.

*S.W. King*  
 2200 W. 12TH ST., SUITE 200  
 MCKINNEY, TX 75069  
 MARCH 15, 2012



**SURVEY PLAT OF KIRBY ESTATE & NANNIE HILL ESTATE**

**61.36 ACRE TRACT**

**0.28 ACRE TRACT**

WILLIAM DEVER SURVEY, A-14  
 BRAZOS COUNTY, TEXAS  
 SCALE: 1"=200' MARCH, 2012

Kirby Estate  
61.36 Acre Tract  
William Dever Survey, A-14  
Brazos County, Texas

Field notes of a 61.36 acre tract or parcel of land, lying and being situated in the William Dever Survey, Abstract No. 14, Brazos County, Texas, and being part of the called 129.7 acre - Tract One described in the deed from Daniel Kirby, Independent Executor of the Estate of Lela Mae Jeffrey, deceased to Daniel Kirby as recorded in Volume 7813, Page 56, of the Official Records of Brazos County, Texas, and said 129.7 acre tract also described in the deed from Daniel Kirby to Wanda Faye Kirby (½ interest) as recorded in Volume 7813, Page 58, of the Official Records of Brazos County, Texas, and said 61.36 acre tract being more particularly described as follows:

**BEGINNING** at the ½" iron rod set at the southwest corner of the beforementioned 129.7 acre tract, same being in the north line of the Walter Steptoe - called 57.35 acre tract, Volume 42, Page 470, of the Deed Records of Brazos County, Texas, from which an 8" creosote post fence corner in the fenced north line of Matt Wright Road bears S 25° 51' 26" W - 9.5 feet and a 4" creosote post fence corner in the north line of Matt Wright Road (fence jogs here), bears N 24° 47' 06" W - 12.5 feet;

THENCE N 03° 39' 00" W along the west line of the beforementioned 129.7 acre tract, same being the east line of the Day, et al - called 20.05 acre tract described in Volume 3666, Page 13, of the Official Records of Brazos County, Texas, adjacent to and 5' east of a fence, at a distance of 11.65 feet, pass a ¾" iron rod found in the north fenced line of Matt Wright Road, from which a 4" creosote post fence corner bears N 76° 42' 31" E - 2.1 feet, continue on, adjacent to a fence, for a total distance of 1952.62 feet to a ½" iron rod set in field fence, from which a crosstie fence corner bears S 86° 56' 58" W - 2.5 feet, and a ⅝" iron rod found at a crosstie fence corner marking the northwest corner of the 129.7 acre tract in the south line of the Union Pacific Railroad bears N 03° 39' 00" W - 1890.98 feet;

THENCE across the beforementioned 129.7 acre tract, along the average meanders of a fence line, as follows:

N 86° 56' 58" E	for a distance of 635.31 feet to a metal "T" post fence angle point,
N 88° 05' 45" E	for a distance of 429.57 feet to a crosstie at the east corner of existing gate (this gate to be moved),
S 88° 40' 52" E	for a distance of 225.71 feet to a ½" iron rod set;

THENCE S 10° 33' 40" E across the beforementioned 129.7 acre tract, for a distance of 1652.78 feet to a 4" creosote post at the west end of gate;

THENCE S 29° 05' 11" E along the fenced west line of existing entrance for a distance of 15.61 feet to an 8" creosote post fence corner in the northwest line of Matt Wright Road;

THENCE along the fenced northwest and north line of Matt Wright Road, as follows:

S 54° 45' 21" W	for a distance of 482.67 feet to a 6" creosote post fence angle point,
S 76° 57' 17" W	for a distance of 88.77 feet to a ½" iron rod set in the south line of the 129.7 acre tract, same being the north line of the Nannie Hill Estate - called 57.35 acre tract described in Volume 36, Page 294, of the Deed Records of Brazos County, Texas, from which a railroad rail found marking the northeast corner of the 57.35 acre tract bears N 86° 51' 41" E - 558.96 feet;

Kirby Estate  
61.36 Acre Tract  
William Dever Survey, A-14  
Brazos County, Texas  
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THENCE S 86° 51' 41" W along the south line of the 129.7 acre tract, same being the north line of the beforementioned 57.35 acre - Hill tract, and the north line of the beforementioned 57.35 acre - Steptoe tract, adjacent to a fence (said fence skews south of this line a maximum of 28 feet), at a distance of 542.4 feet, a 6" creosote post fence corner (where this described line re-joins fence line), bears North - 0.4 feet, continue on, adjacent to a fence, for a total distance of 996.41 feet to the **PLACE OF BEGINNING**, containing 61.36 acres of land, more or less, of which, 0.06 acre lies within the fenced confines of Matt Wright Road.



Surveyed: March, 2012

By:

S. M. Kling  
R.P.L.S. No. 2003

Prepared 03/09/12  
kes12-dvd/Kirby Estate - 61.36ac.wpd