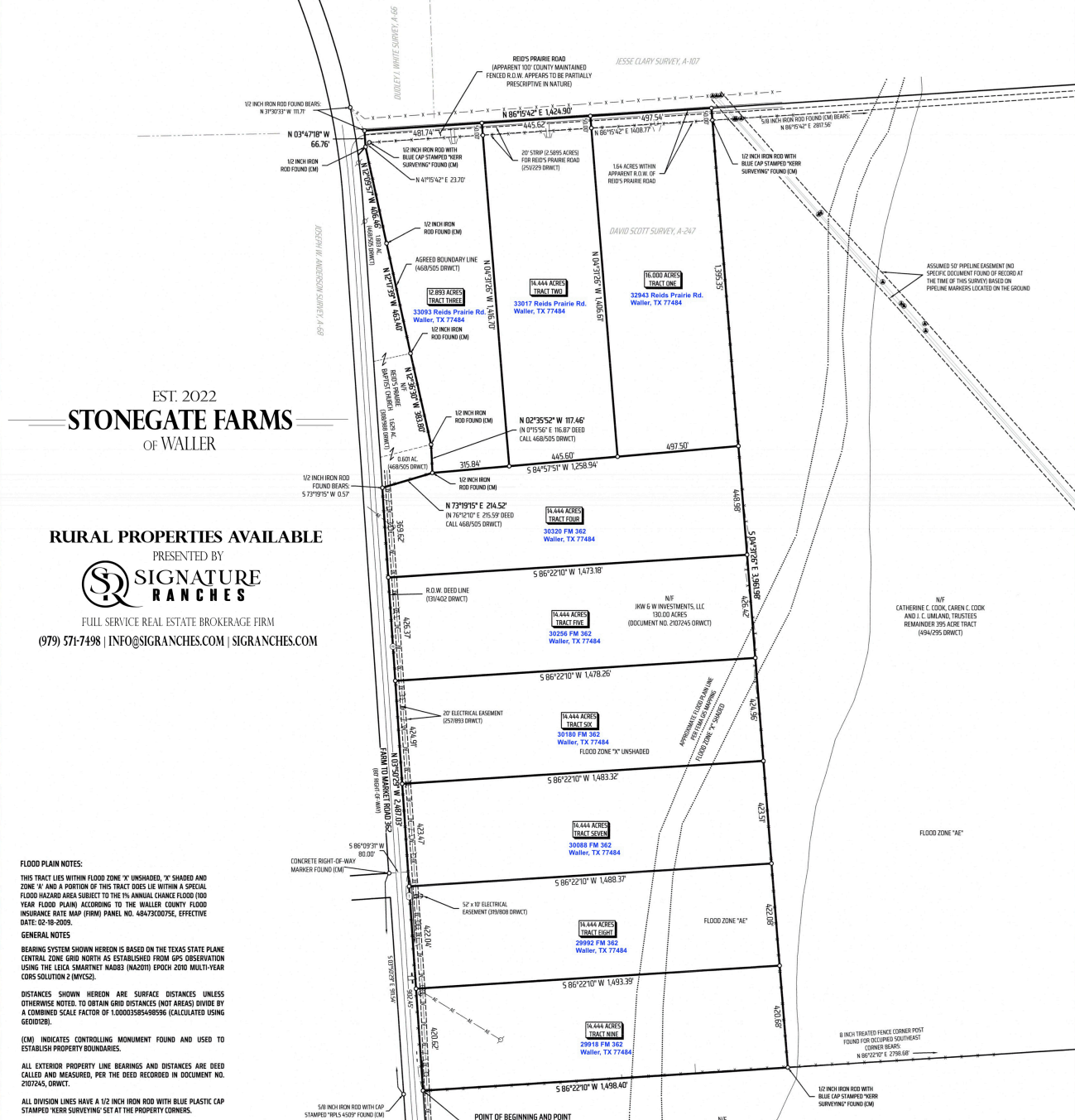
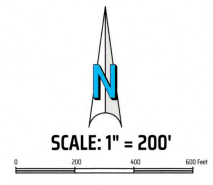


SURVEYOR'S CERTIFICATE:

I, NATHAN PAUL KERR, R.P.L.S. NO. 6834, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

Nathan Paul Kerr
 NATHAN PAUL KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6834



EST. 2022
STONEGATE FARMS
 OF WALLER

RURAL PROPERTIES AVAILABLE
 PRESENTED BY

SIGNATURE RANCHES
 FULL SERVICE REAL ESTATE BROKERAGE FIRM
 (979) 571-7498 | INFO@SIGRANCHES.COM | SIGRANCHES.COM

FLOOD PLAIN NOTES:
 THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED, "X" SHARED AND ZONE "W" AND A PORTION OF THIS TRACT DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE WALLER COUNTY FLOOD INSURANCE DATE MAP (FIRM) PANEL NO. 4847300075C, EFFECTIVE DATE: 02-18-2009.
GENERAL NOTES
 BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAZD07) EPOCH 2010 MULTI-YEAR CORS SOLUTION (EMISS).
 DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT ARES) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0003358498996 (CALCULATED USING GEOID12B).
 (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
 ALL EXTERIOR PROPERTY LINE BEARINGS AND DISTANCES ARE DEED CALLED AND MEASURED, PER THE DEED RECORDED IN DOCUMENT NO. 2107245, DRWCT.
 ALL DIVISION LINES HAVE A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET AT THE PROPERTY CORNERS.
 THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY UNIVERSITY TITLE COMPANY, OF NO. 2203230M, EFFECTIVE DATE: APRIL 10TH, 2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 • 10'. BLANKET PIPELINE EASEMENT TO HUMBLE PIPELINE COMPANY IN VOLUME 46, PAGE 145, DRWCT, DOES APPLY TO THIS TRACT.
 • 10'. RIGHT-OF-WAY TO THE STATE OF TEXAS RECORDED IN VOLUME 131, PAGE 402, DRWCT, DOES APPLY TO THIS TRACT. DEED LINE IS SHOWN HEREON.
 • 10'. PIPELINE EASEMENT TO HUMBLE PIPELINE COMPANY IN VOLUME 160, PAGE 316, DRWCT, DOES NOT CROSS THIS TRACT.
 • 10'. 20' WIDE ELECTRIC EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. IN VOLUME 257, PAGE 893, DRWCT, DOES APPLY TO THIS TRACT AS SHOWN HEREON.
 • 10'. 10' WIDE ELECTRIC EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. IN VOLUME 319, PAGE 808, DRWCT, DOES APPLY AND IS SHOWN HEREON.
 • 10'. BOUNDARY LINE AGREEMENT IN VOLUME 46B, PAGE 505, DRWCT, DOES APPLY TO THE COMMON LINE OF THIS TRACT AND THE ADJOINING CHURCH TRACT AS SHOWN HEREON.
 • ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
 ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY VARIANCE, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.
 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.

- LEGEND:**
 DRWCT = DEED RECORDS OF WALLER COUNTY, TEXAS
 DRWCT = OFFICIAL RECORDS OF WALLER COUNTY, TEXAS
 123456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
 N/P = NOW OR FORMERLY
 () = RECORD INFORMATION
 AERIAL ELECTRIC LINES
 BARBED WIRE FENCE
 UTILITY POLE
 60" WIRE
 PIPE LINE MARKER
 TELEPHONE PEDestal
 FIBER OPTIC MARKER

LAND TITLE SURVEY PLAT OF A 16,000 ACRE TRACT (TRACT ONE) 14,444 ACRE TRACT (TRACT TWO) 12,893 ACRE TRACT (TRACT THREE) 14,444 ACRE TRACT (TRACT FOUR) 14,444 ACRE TRACT (TRACT FIVE) 14,444 ACRE TRACT (TRACT SIX) 14,444 ACRE TRACT (TRACT SEVEN) 14,444 ACRE TRACT (TRACT EIGHT) 14,444 ACRE TRACT (TRACT NINE) ALL BEING PART OF A 130.00 ACRE TRACT IN DOCUMENT NO. 2107245, DRWCT DAVID SCOTT SURVEY, ABSTRACT 247 WALLER COUNTY, TEXAS

SCALE: 1 INCH = 200 FEET
 SURVEY DATE: 05-04-2022 | PLAT DATE: 05-05-2022
 JOB NUMBER: 22-349 | CAD NAME: 22-349
 POINT FILE: 22-349 (cmh)
 DRAWN BY: RCU CHECKED BY: NPK
 PREPARED BY: KERR SURVEYING, LLC
 TABLES FROM PD080580
 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
 PHONE: (979) 268-3195
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

KERR SURVEYING
 TABLES FROM PD080580
 PREPARED BY: KERR SURVEYING, LLC
 "When one person stands to gain over another, the facts must be uncovered"