



**GENERAL NOTE**

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 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00008522263584 (CALCULATED USING GEOID12B).

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

THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.

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 VACANCY, 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.

**FLOOD PLAIN NOTES:**

THIS TRACT PARTIALLY LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN), AND PARTIALLY LIES WITHIN FLOOD ZONE 'A' AND DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0375E, EFFECTIVE DATE: 05-16-2012.

**LEGEND:**

DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS

ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

( ) = RECORD INFORMATION

BARBED WIRE FENCE

GRAVEL

29.499 ACRES

N/F ROY C. FANGULY  
CALLED 29.7 ACRES  
(1696/226 OPRBCT)  
(REF: 310/414 DRBCT)

**SURVEYOR'S CERTIFICATE:**

I, MICHAEL KONETSKI, R.P.L.S. NO. 6531, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 3, STANDARD LAND SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

6/1/22

MICHAEL KONETSKI  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6531

**TSPS STANDARD LAND SURVEY PLAT**  
OF A  
29.499 ACRE TRACT  
ALL OF A CALLED TO BE 29.70 ACRES IN  
VOLUME 1696, PAGE 226 ORBCT  
JESSE EVANS SURVEY, ABSTRACT 112  
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET  
SURVEY DATE: 03-09-2022 | PLAT DATE: 06-01-2022  
JOB NUMBER: 22-482 | CAD NAME: 22-482  
POINT FILE: 22-147 (cont)  
DRAWN BY: HLS CHECKED BY: MK  
PREPARED BY: KERR SURVEYING, LLC  
TBPELS FIRM#10018500  
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803  
PHONE: (979) 268-3195  
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

"When one person stands to gain over another, the facts must be uncovered"





**FIELD NOTES DESCRIPTION  
OF A  
29.499 ACRE TRACT  
JESSE EVANS SURVEY, ABSTRACT 112  
BRAZOS COUNTY, TEXAS**

**A FIELD NOTES DESCRIPTION OF 29.499 ACRES IN THE JESSE EVANS SURVEY, ABSTRACT 112, IN BRAZOS COUNTY, TEXAS, BEING A CALLED 29.7 ACRE TRACT OF LAND CONVEYED TO ROY C. FANGUY IN VOLUME 393, PAGE 226 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID 29.499 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2 inch iron rod with red plastic cap stamped "S M KLING RPLS 2003" found on the east line of Lot 10, Quarter Horse Ranch Addition as recorded in Volume 1143, Page 121 of the Official Records of Brazos County Texas (ORBCT), being a west corner of a called 13.55 acre tract conveyed to David A. Cobb as recorded in Volume 1715, Page 258 of the Official Public Records of Brazos County Texas (OPRBCT), the same being the north corner hereof;

**THENCE**, with the southwest line of said Cobb tract and the southwest line of a called 5 acre tract conveyed to William Harvey Hutto as recorded in Volume 4249, Page 85 of the Official Public Records of Brazos County Texas (OPRBCT), **S 47° 42' 53" E** at a distance of 1,018.19 passing the southwest corner of a 30 foot access easement as recorded in Volume 310, Page 254 of the Deed Records of Brazos County Texas (DRBCT), the same being the southeast corner of said Hutto 5 acre tract, then at a distance of 1,048.19 passing the southeast corner of said 30 foot access easement, the same being the northwest corner of a called 11.5 acre tract conveyed to Martin William and Angela Deanne Holmes as recorded in Volume 10701, Page 277 (OPRBCT), then continuing with said Holmes 11.5 acre tract for a total distance of **2,267.75 feet** to a 3/8 inch iron rod in concrete found on the north line of a called 24.563 acre tract conveyed to Jeffrey and Melanie Erdner as recorded in Volume 16100, Page 85 of the Official Public Records of Brazos County Texas (OPRBCT), being a southwest corner of said Holmes 11.5 acre tract, the easternmost corner of said 29.7 acre Fanguy tract, and for the east corner hereof;

**THENCE**, with the north line of said Erdner 24.53 acre tract and a called remainder of 50.308 acre tract conveyed to Jeffrey Erdner as recorded in Volume 15690, Page 4 of the OPRBCT, **S 87° 14' 25" W** for a distance of **1,600.93 feet** to a 3/8 inch iron rod found on the east line of a called 20.401 acre tract conveyed to Wanda Sue

Elliot in Volume 8365, Page 173 (OPRBCT) being the northwest corner of said Erdner remainder tract, the southwest corner of said 29.7 acre Fanguy tract, and the southwest corner hereof;

**THENCE**, with the east line of said Elliot tract, **N 02° 49' 53" W** for a distance of **1,188.56 feet** to a 1/2 inch iron rod set (all 1/2 inch iron rods set with blue plastic cap stamped "KERR SURVEYING") for the southerly east corner of Lot 10, Quarter Horse Ranch Subdivision, as recorded in Volume 1143, Page 121 (ORBCT) and an angle point hereof;

**THENCE**, continuing with the east line of said Lot 10, **N 02° 44' 27" W**, for a distance of **416.24 feet** to the **POINT OF BEGINNING** hereof, and containing **29.499 acres**, more or less.

Surveyed on the ground March 2022 under my supervision. See plat prepared June 2022 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00008522263584 (calculated using GEOID12B). Reference drawing: 22-482.

 6/1/22

Michael Konetski

Registered Professional Land Surveyor No. 6531



# KERR SURVEYING

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