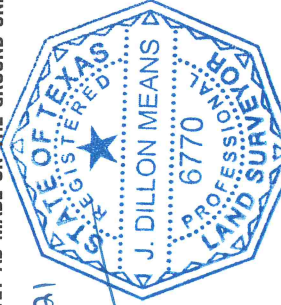


SURVEYOR'S CERTIFICATE:

I, J. DILLON MEANS, R.P.L.S. NO. 6770, 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 4, STANDARD LAND SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

10-21-2021

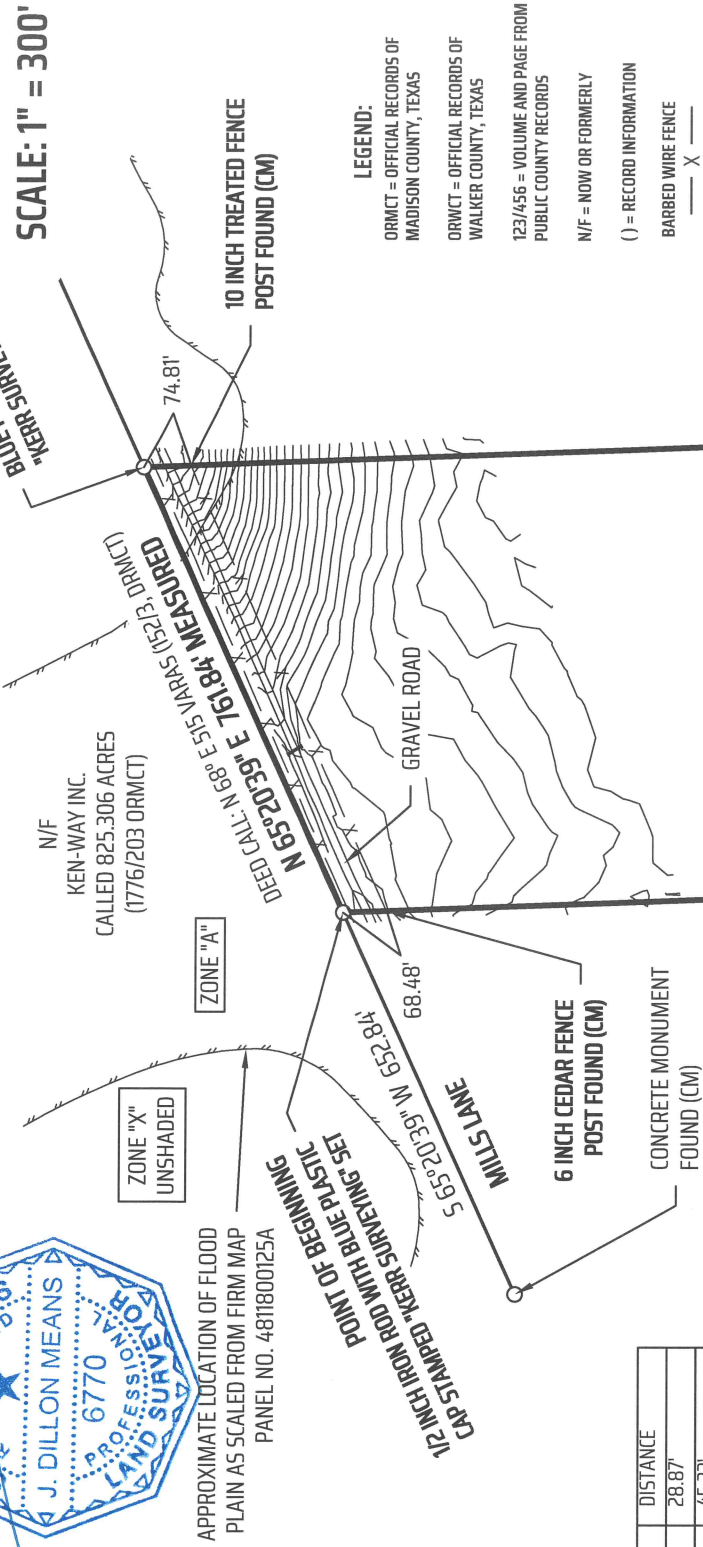


J. DILLON MEANS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6770

FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND 'A' OR 'AE' AND DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL FLOOD FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE MADISON COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 4811800125A, EFFECTIVE DATE: 09-27-1991.

SCALE: 1" = 300'



LINE	BEARING	DISTANCE
L1	S 31°00'27" W	28.87'
L2	S 85°46'31" W	45.22'
L3	N 16°20'25" W	42.01'
L4	N 21°47'06" W	49.25'
L5	N 68°21'38" W	43.26'
L6	S 81°14'51" W	12.34'
L7	N 09°35'29" E	18.30'
L8	N 68°57'20" W	24.76'
L9	S 39°32'25" W	16.94'
L10	S 68°19'56" W	82.63'
L11	N 88°01'00" W	97.99'
L12	S 44°11'06" W	119.37'
L13	S 00°16'08" E	96.27'
L14	S 18°15'07" E	69.74'
L15	S 31°11'05" W	44.46'
L16	N 78°33'37" W	153.62'
L17	N 89°22'05" W	90.49'
L18	S 34°38'01" W	33.39'
L19	S 23°04'17" W	9.23'

58.13 ACRES

DEED CALL: SOUTH 1330 VARAS (152/3, DRMCT)
S 02°08'37" E 3,701.71' MEASURED

N/F
TRISTAN BRUCE WAGGONER
CALLED 52.0 ACRES
(1741/21 ORMCT)

N/F
ROBERT HEATH MILLS AND
SPANKI RAE MILLS
CALLED 59.851 ACRES
(1729/233 ORMCT)

N/F
GARY MILLS
CALLED 62.255 ACRES
(1729/230 ORMCT)

LEGEND:
ORMCT = OFFICIAL RECORDS OF MADISON COUNTY, TEXAS
ORWCT = OFFICIAL RECORDS OF WALKER COUNTY, TEXAS
123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
N/F = NOW OR FORMERLY
() = RECORD INFORMATION
BARBED WIRE FENCE — X —
———— X —

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 (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 1.00012124790672 (CALCULATED USING GEOID12B).

PROJECT BENCHMARK (ELEVATIONS) ESTABLISHED USING LEICA SMARTNET REAL TIME NETWORK (NAVD 1988).

(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.

THIS SURVEY REFLECTS THE BOUNDARY OF THE PROPERTY ONLY. ADDITIONAL IMPROVEMENTS MAY EXIST AND WERE NOT LOCATED AT THE TIME OF THIS SURVEY.

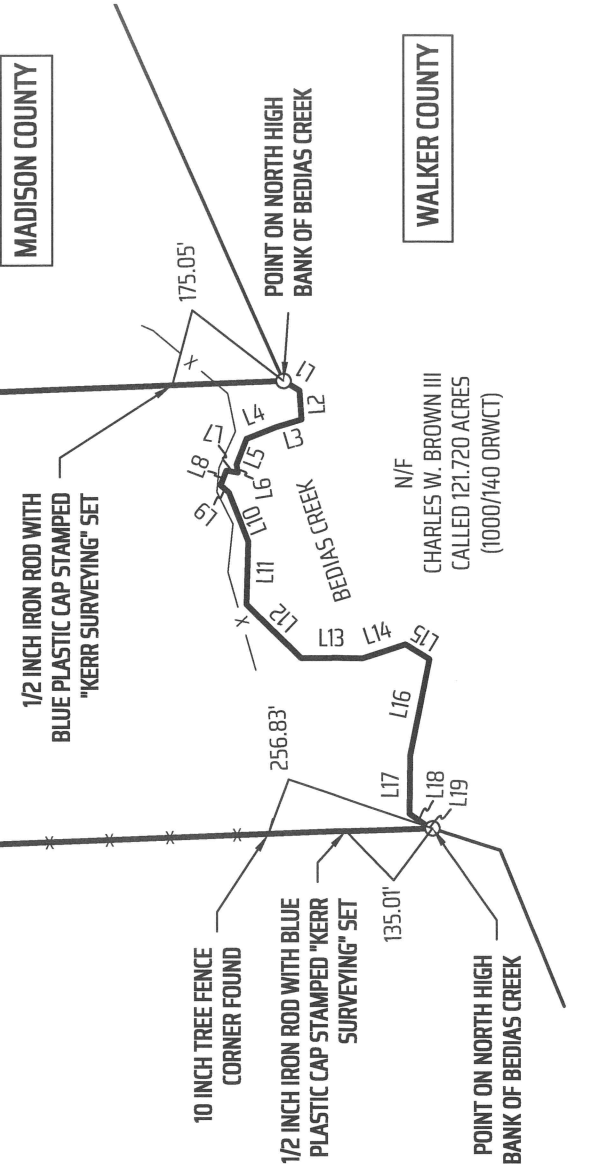
THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

SHEET 1 OF 2
SEE SHEET 2 FOR TOPOGRAPHIC DATA

TSPS STANDARD LAND SURVEY PLAT
OF A
58.13 ACRE TRACT
CALLED TO BE 59.851 ACRES IN
VOLUME 1729, PAGE 233 ORMCT
MARIA GUADALUPE CASILLAS SURVEY, ABSTRACT 65
MADISON COUNTY, TEXAS

SCALE: 1 INCH = 300 FEET
SURVEY DATE: 10-05-2021 | PLAT DATE: 10-21-2021
JOB NUMBER: 21-725 | CAD NAME: 21-725
POINT FILE: 21-725-SURFACE (cont);
DRAWN BY: MS CHECKED BY: NPK
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"



MADISON COUNTY

WALKER COUNTY

N/F
CHARLES W. BROWN III
CALLED 121.720 ACRES
(1000/140 ORWCT)