

**TRACT C**  
14.193 ACRES

**TRACT A**  
14.193 ACRES

**TRACT B**  
14.193 ACRES

TOTAL 42.58 ACRES MEASURED  
N/F DEANNA MICHELLE STANTON, MATTHEW DUANE WARREN AND JEFFERY RAY WARREN CALLED 41.585 ACRES TRACT 1 (1602/205 RPRGCT)

**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 1.00011653427122 (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.

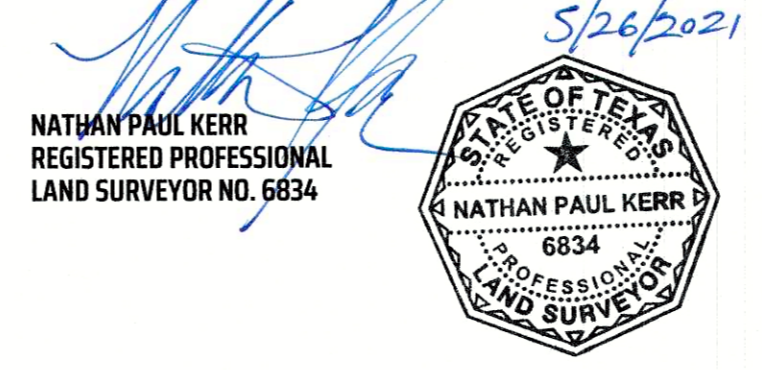
ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.

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.

- LEGEND:**
- RPRGCT = REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS
  - 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
  - N/F = NOW OR FORMERLY
  - ( ) = RECORD INFORMATION
  - UTILITY POLE
  - GUY WIRE
  - AERIAL ELECTRIC LINES
  - EXISTING FENCE
  - BUILDING
  - 1/2 INCH IRON ROD WITH BLUE CAP STAMPED "KERR SURVEYING" SET UNLESS OTHERWISE NOTED

**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 1B, CONDITION 3, STANDARD LAND SURVEY AS 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. 48185C0175C, REVISED DATE: 04-03-2012.



REVISED 05-26-2021: WIDTH OF ACCESS EASEMENT

**TSPS STANDARD LAND SURVEY PLAT AND PARTITION OF A 42.58 ACRE TRACT CALLED TO BE 42.522 ACRES IN VOLUME 1602, PAGE 205 RPRGCT JOB S. COLLARD SURVEY, A-163 GRIMES COUNTY, TEXAS**

SCALE: 1 INCH = 100 FEET  
 SURVEY DATE: 05-14-2021 | PLAT DATE: 05-25-2021  
 JOB NUMBER: 21-277 | CAD NAME: 21-277  
 POINT FILE: 21-277-ALL (JOB)  
 DRAWN BY: NLBW CHECKED BY: NPK  
 PREPARED BY: KERR SURVEYING, LLC  
 TSPS FIRM#10018500  
 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803  
 PHONE: (979) 268-3195  
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

**KERR SURVEYING**

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