

**GENERAL NOTES**

BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORRS 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 1.00006381201395 (CALCULATED USING GEOID12B).

(D) INDICATES THE DEED CALLS FILED IN VOLUME 783, PAGE 544, DRWCT.

ALL PROPERTY CORNERS ARE A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET UNLESS NOTED OTHERWISE.

THIS SURVEY WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY CAPITAL TITLE OF TEXAS, LLC, GF NO. T-23-728226-AG, EFFECTIVE DATE: MARCH 3RD, 2023. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10g: BLANKET WATER PIPELINE EASEMENT TO NORTHEAST WASHINGTON COUNTY WATER SUPPLY CORP., IN VOLUME 412, PAGE 122, DRWCT, DOES APPLY, BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS SURVEY.

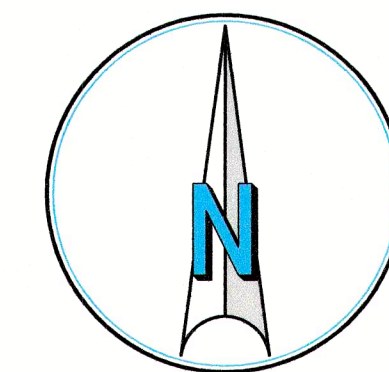
ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.

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

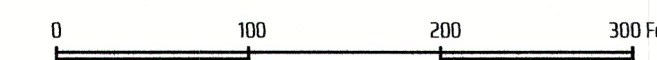
**SURVEYOR'S CERTIFICATE:**

I, DUSTIN C. KAISER, R.P.L.S. NO. 6918, 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.

DUSTIN C. KAISER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6918  
4/17/23



SCALE: 1" = 100'



LINE	BEARING	DISTANCE
L1	S 18°41'01" E	98.33'
L1(D)	S 14°45'15" E	98.32'
L2	S 52°20'26" E	62.64'
L2(D)	S 48°24'40" E	62.64'
L3	S 44°06'31" E	44.17'
L3(D)	S 40°10'45" E	44.17'
L4	S 24°09'36" E	31.70'
L4(D)	S 20°13'50" E	31.70'
L5	S 17°38'16" E	128.28'
L5(D)	S 13°42'30" E	128.27'
L6	S 31°40'46" E	77.83'
L6(D)	S 27°45'00" E	77.83'
L7	S 19°36'11" E	83.92'
L7(D)	S 15°40'25" E	86.23'

**LEGEND:**

DRWCT = DEED RECORDS OF WASHINGTON COUNTY, TEXAS

ORWCT = OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS

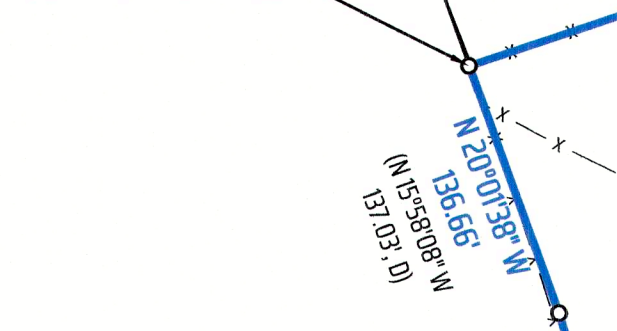
123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

( ) = RECORD INFORMATION

- WATER TANK
- WATER WELL
- SEPTIC
- CLEAN OUT
- UTILITY POLE
- METER POLE
- A/C UNIT
- TELEPHONE PEDESTAL
- AERIAL ELECTRIC LINES
- WOOD FENCE
- BARBED WIRE FENCE
- WIRE MESH FENCE
- WOOD DECK
- CONCRETE
- GRAVEL

3/8 INCH IRON ROD FOUND



PAINTBRUSH LAND AND CATTLE, LLC  
REMAINDER OF A  
CALLED 353.7052 ACRES  
(1422/946 DRWCT)

35.85 ACRES

JOE L. MOORE AND  
LON L. MOORE  
CALLED 25.945 ACRES  
(371/660 DRWCT)

DOUGLAS R. KETTLER  
CALLED 18.174 ACRES  
(388/7 DRWCT)

JOE L. MOORE AND  
LON L. MOORE  
CALLED 10.000 ACRES  
(592/187 DRWCT)

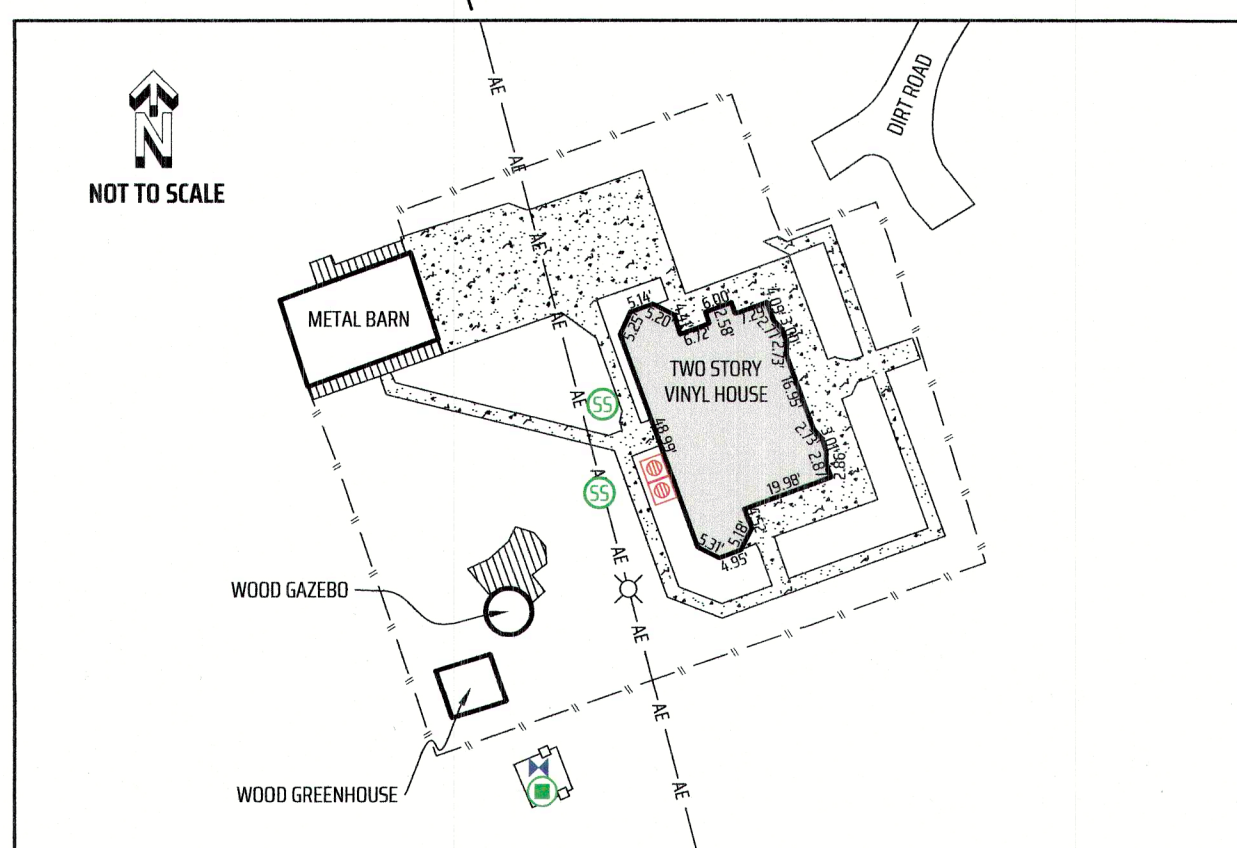
1/2 INCH IRON ROD WITH  
ORANGE PLASTIC CAP STAMPED  
'MALLEY ENGINEERING' FOUND

MARK I. ROBBINS AND  
MELINDA ROBBINS  
CALLED 20.640 ACRES  
(1762/248 DRWCT)

DOUGLAS R. KETTLER AND  
THERESA KETTLER  
CALLED 18.174 ACRES  
(1469/829 DRWCT)

JEFFREY C. HARRIS AND  
MICHELE F. HARRIS  
CALLED 16.100 ACRES  
(1477/569 DRWCT)

**DETAIL 'A'**



**FLOOD PLAIN NOTES:**

THIS TRACT 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) ACCORDING TO THE WASHINGTON COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48477C0150C, EFFECTIVE DATE: 08-16-2011.

**LAND TITLE SURVEY**

**OF A  
35.85 ACRE TRACT  
BEING ALL OF A CALLED 25.945 ACRE TRACT IN  
VOLUME 371, PAGE 660 DRWCT  
AND ALL OF A CALLED 10.000 ACRE TRACT IN  
VOLUME 592, PAGE 187, DRWCT  
SUSAN CLAMPITT SURVEY, ABSTRACT 26  
WASHINGTON COUNTY, TEXAS**



SCALE: 1 INCH = 100 FEET  
SURVEY DATE: 04-13-2023 | PLAT DATE: 04-17-2023  
JOB NUMBER: 23-286 | CAD NAME: 23-286-TITLE  
POINT FILE: 23-286-ALL  
DRAWN BY: RCU CHECKED BY: DK  
PREPARED BY: KERR SURVEYING, LLC  
TPELS 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"