

LEGEND:

RPRGCT = REAL PUBLIC RECORDS OF GRIMES COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

() = RECORD INFORMATION

(D1) = PER DEED, 2022-325015 RPRGCT

(D2) = PER DEED, 1642/82 RPRGCT

AERIAL ELECTRIC LINES

AE

BARBED WIRE FENCE

X

WIRE MESH FENCE

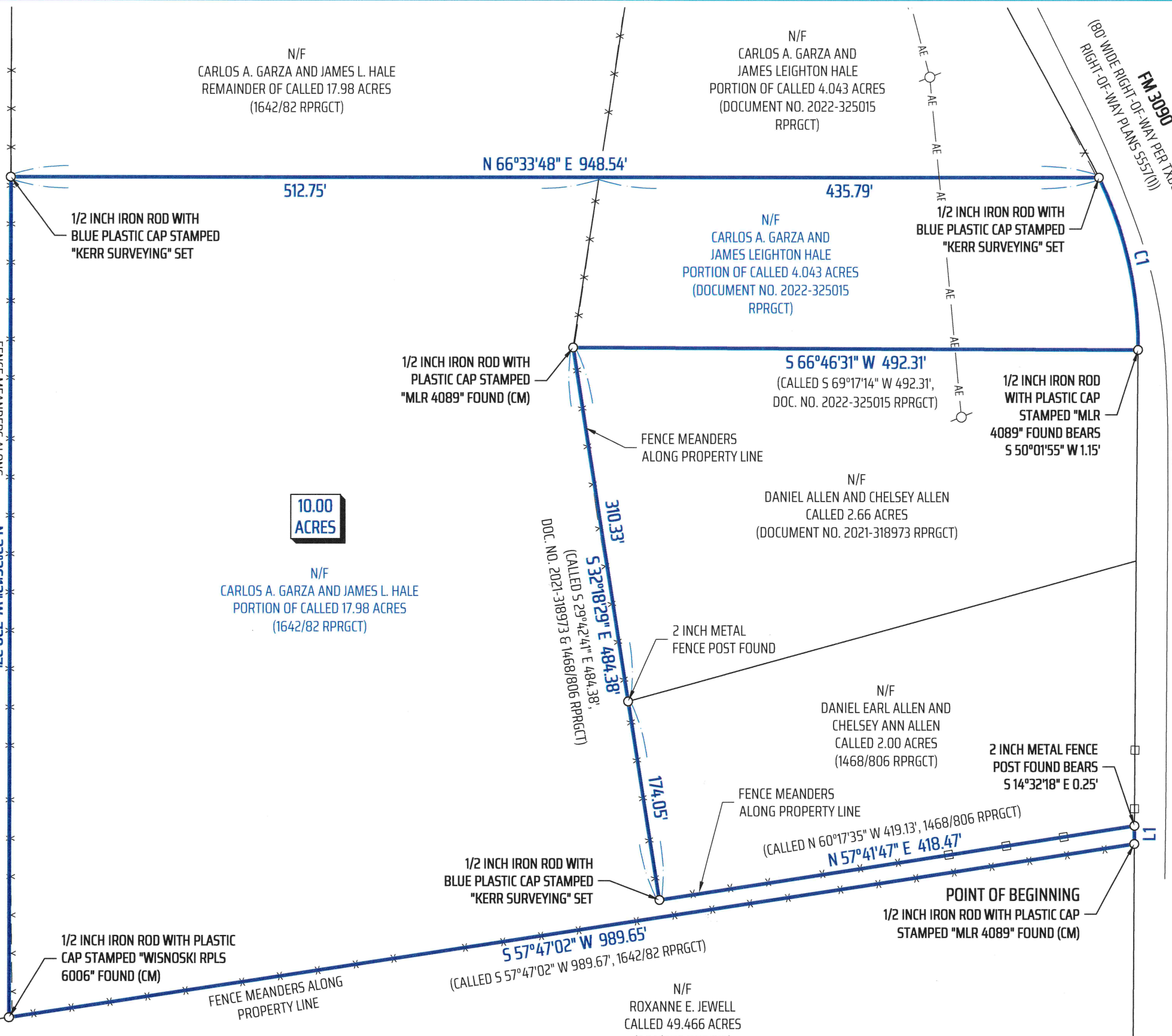
UTILITY POLE

FENCE MEANDERS ALONG PROPERTY LINE

(CALLED N 23°26'12" W, 1642/82 RPRGCT)

N/F JASON A. WILSON AND SHARON A. WILSON CALLED 10.00 ACRES (1739/315 RPRGCT)

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	331.69'	154.44'	26°40'39"	S 36°12'11" E	153.05'
C1 (D1)	331.69'	---	---	---	---



10.00 ACRES

GENERAL NOTES

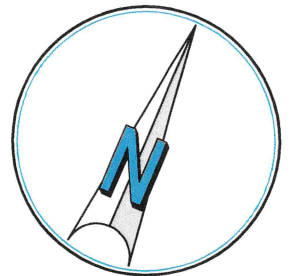
BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00008635673122 (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.

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.



SCALE: 1" = 100'

SURVEYOR'S CERTIFICATE:

I, DAVID POWELL BRISTER, R.P.L.S. NO. 6537, 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.

6-28-23
DAVID POWELL BRISTER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6537



TSPS STANDARD LAND SURVEY PLAT
OF A
10.00 ACRE TRACT
BEING A PORTION OF A CALLED 17.98 ACRES
VOLUME 1642, PAGE 82 RPRGCT
AND A PORTION OF A CALLED 4.043 ACRES
HANNAH CORNAUGH LEAGUE SURVEY, ABSTRACT 14
GRIMES COUNTY, TEXAS



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

SCALE: 1 INCH = 100 FEET
SURVEY DATE: 06-27-2023 | PLAT DATE: 06-28-2023
JOB NUMBER: 23-620 | CAD NAME: 23-620-BOUNDARY
POINT FILE: 23-620 (cont); 23-620 (job)
DRAWN BY: MS CHECKED BY: DB
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

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 GRIMES COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48185C0350C, EFFECTIVE DATE: 04-03-2012.

LINE	BEARING	DISTANCE
L1	S 22°51'41" E	15.79'
L1 (D2)	S 23°23'12" E	15.48'