

SCALE: 1" = 60'



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 (NA201) 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 1.0001223047375 (CALCULATED USING GEOID12B).

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

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY INDEPENDENCE TITLE, GF NO. 2310484-NBF, EFFECTIVE DATE: 03/24/2023. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

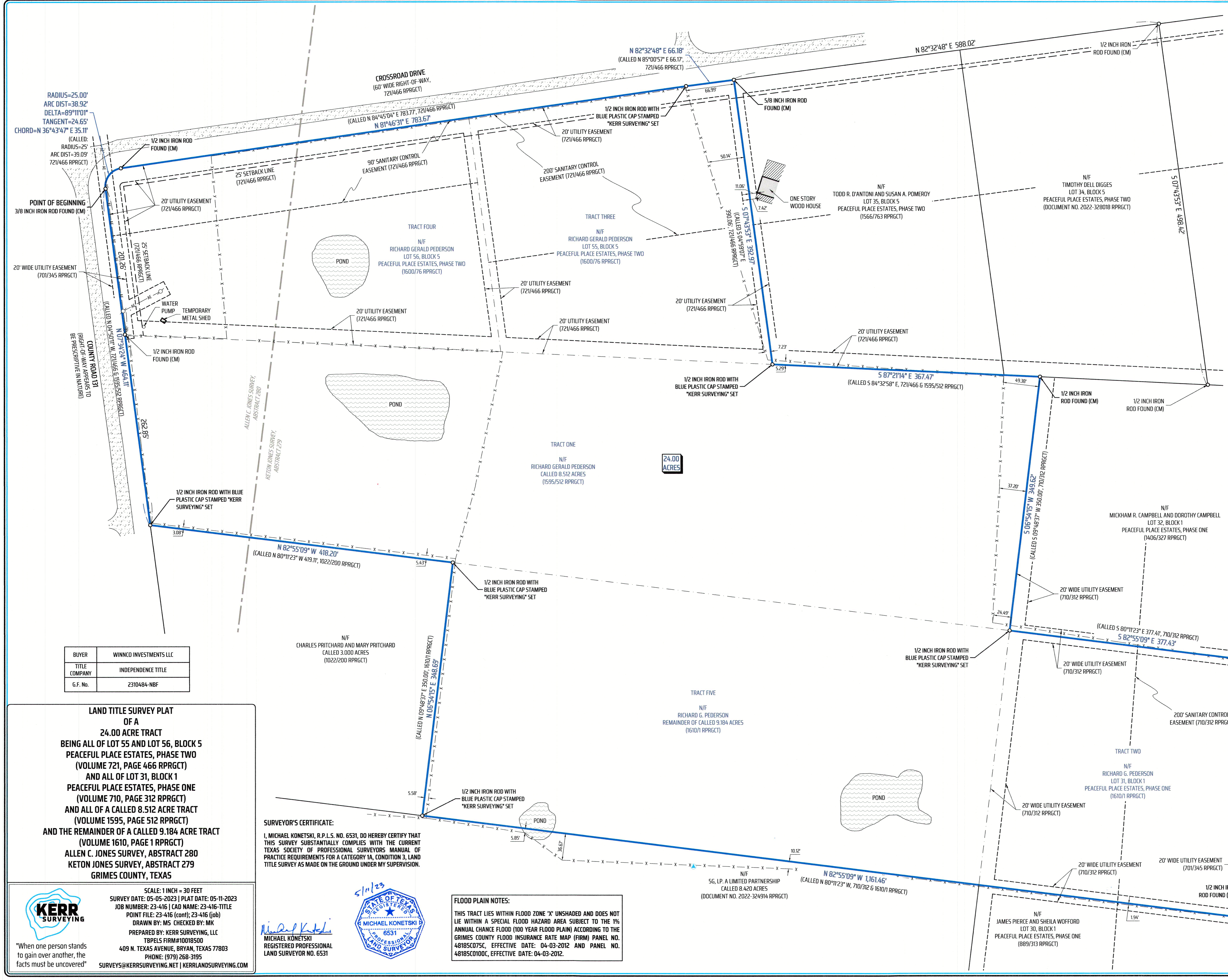
- ITEM 10a: EASEMENTS AND SETBACK LINES SET FORTH ON THE PLAT OF PEACEFUL PLACE ESTATES, PHASE ONE, RECORDED IN VOLUME 710, PAGE 312 (RPRGCT) DO APPLY TO TRACT TWO AND ARE SHOWN HEREON.
- ITEM 10b: EASEMENTS AND SETBACK LINES SET FORTH ON THE PLAT OF PEACEFUL PLACE ESTATES, PHASE TWO, RECORDED IN VOLUME 721, PAGE 466 (RPRGCT) DO APPLY TO TRACT THREE AND TRACT FOUR AND ARE SHOWN HEREON.
- ITEM 10c: 30' WIDE EASEMENT TO ENBRIDGE GGP (EAST TEXAS) I.P. RECORDED IN VOLUME 1563, PAGE 582 (RPRGCT) DOES AFFECT TRACT ONE AND TRACT FIVE. THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- ITEM 10d: 20' WIDE EASEMENT TO MID-SOUTH ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 701, PAGE 345 (RPRGCT) MAY OR MAY NOT AFFECT THESE TRACTS. DESCRIPTION OF PROPERTY AFFECTED IS VAGUE.
- ITEM 10e: EASEMENT TO GTE SOUTHWEST INCORPORATED RECORDED IN VOLUME 703, PAGE 533 (RPRGCT) MAY OR MAY NOT AFFECT THESE TRACTS. DESCRIPTION OF PROPERTY AFFECTED DOES NOT MATCH ANY KNOWN EXISTING PROPERTY.
- ITEM 10f: 200' SANITARY EASEMENT AS SHOWN ON THE PLAT RECORDED IN VOLUME 710, PAGE 312 (RPRGCT) DOES APPLY TO TRACT TWO AS SHOWN HEREON.
- ITEM 10g: EASEMENT TO MID-SOUTH ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 830, PAGE 261 (RPRGCT) DOES NOT AFFECT THESE TRACTS.
- ITEM 10h: EASEMENT TO MID-SOUTH ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 753, PAGE 544 (RPRGCT) DOES AFFECT TRACT ONE. THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

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:

- DRGCT = DEED RECORDS OF GRIMES COUNTY, TEXAS
- 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
- PIPE LINE MARKER
- AERIAL ELECTRIC LINES
- BARBED WIRE FENCE
- DECK
- GRAVEL
- APPROXIMATE LOCATION OF ORIGINAL SURVEY LINE



BUYER	WINNCO INVESTMENTS LLC
TITLE COMPANY	INDEPENDENCE TITLE
G.F. No.	2310484-NBF

24.00 ACRES

LAND TITLE SURVEY PLAT OF A 24.00 ACRE TRACT BEING ALL OF LOT 55 AND LOT 56, BLOCK 5 PEACEFUL PLACE ESTATES, PHASE TWO (VOLUME 721, PAGE 466 RPRGCT) AND ALL OF LOT 31, BLOCK 1 PEACEFUL PLACE ESTATES, PHASE ONE (VOLUME 710, PAGE 312 RPRGCT) AND ALL OF A CALLED 8.512 ACRE TRACT (VOLUME 1595, PAGE 512 RPRGCT) AND THE REMAINDER OF A CALLED 9.184 ACRE TRACT (VOLUME 1610, PAGE 1 RPRGCT) ALLEN C. JONES SURVEY, ABSTRACT 280 KETON JONES SURVEY, ABSTRACT 279 GRIMES COUNTY, TEXAS

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 1A, CONDITION 3, LAND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.



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. 48185C075C, EFFECTIVE DATE: 04-03-2012 AND PANEL NO. 48185C0100C, EFFECTIVE DATE: 04-03-2012.

KERR SURVEYING
SCALE: 1 INCH = 30 FEET
SURVEY DATE: 05-05-2023 | PLAT DATE: 05-11-2023
JOB NUMBER: 23-416 | CAD NAME: 23-416-TITLE
POINT FILE: 23-416 (cont); 23-416 (job)
DRAWN BY: MS 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"