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 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 1.000083823605 (CALCULATED USING GEODIZE).

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

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

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.

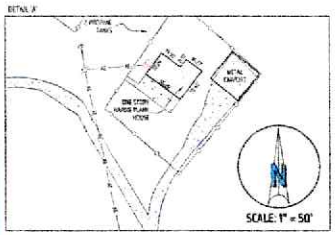
SURVEYOR'S CERTIFICATE:

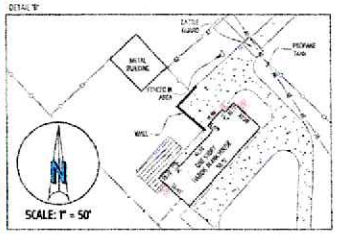
I, NATHAN PAUL KERR, R.P.L.S. NO. 6834, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, EXCEPTION 3, LAND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

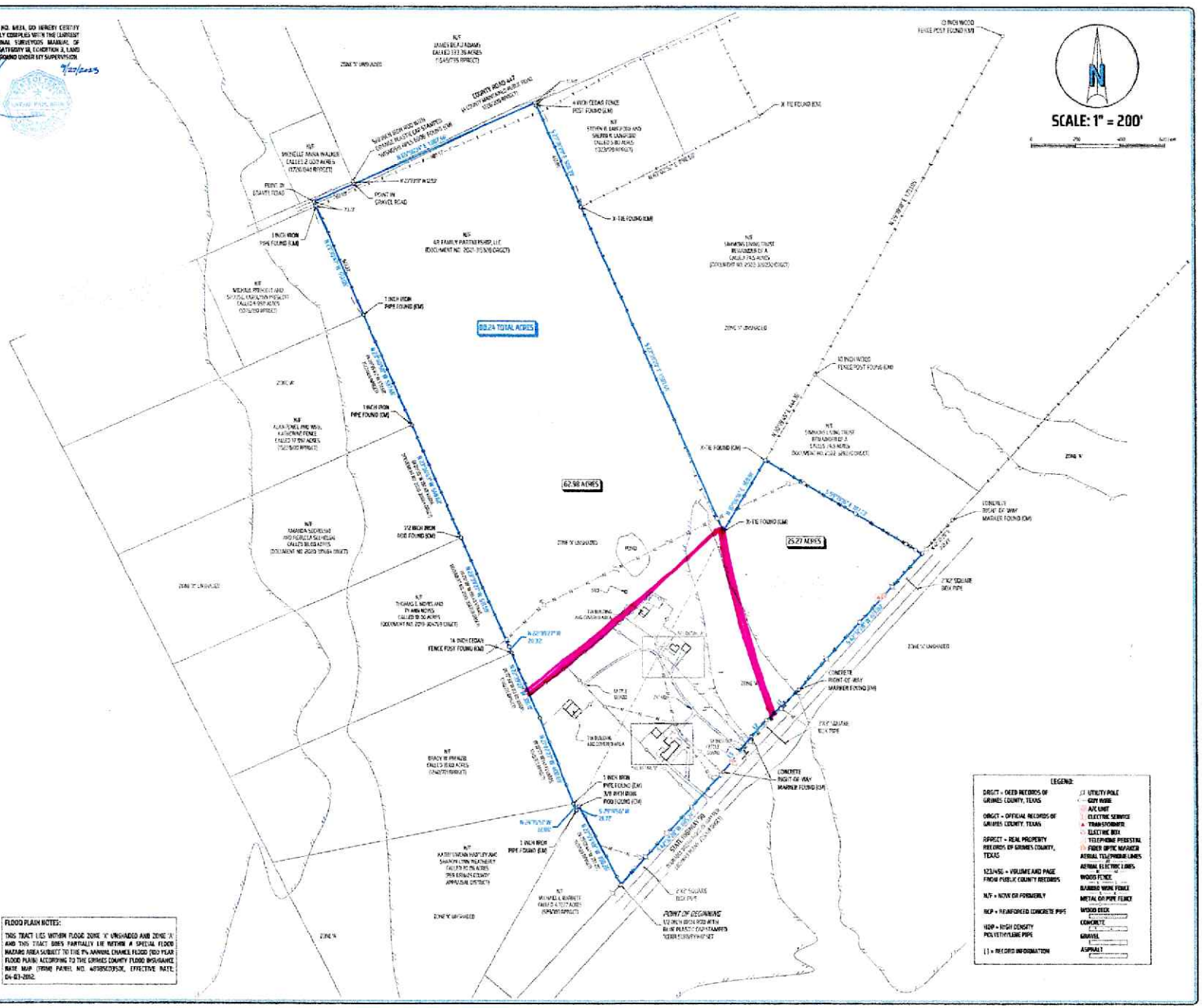
9/27/2023

NATHAN PAUL KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6834

LINE	BEARING	DISTANCE
L1	S 46°49'49" W	200.56'
L2	S 42°32'28" W	100.00'
L3	S 36°15'07" W	200.56'







TSPS STANDARD LAND SURVEY PLAT
OF A
88.24 ACRE TRACT
BEING THE REMAINDER OF A CALLED 92.15 ACRES IN DOCUMENT NO. 2021-315328 ORGCT
FRANCIS HOLLAND LEAGUE SURVEY, ABSTRACT 28
GRIMES COUNTY, TEXAS

KERR SURVEYING

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

SCALE: 1 INCH = 200 FEET
SURVEY DATE: 09-01-2023 | PLAT DATE: 09-27-2023
JOB NUMBER: 23-779 | CAD NAME: 23-779-BNDY
POINT FILE: 23-779-ALL
DRAWN BY: BLU CHECKED BY: NPK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10008500
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 ZONE 'A' AND THIS TRACT DOES PARTIALLY 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. 48185C0350E, EFFECTIVE DATE: 04-03-2012.

LEGEND:

- ORGCT = DEED RECORDS OF GRIMES COUNTY, TEXAS
- ORGCT = OFFICIAL 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
- RCP = REINFORCED CONCRETE PIPE
- HDP = HIGH DENSITY POLYETHYLENE PIPE
- ( ) = RECORD INFORMATION
- UTILITY POLE
- GUY WIRE
- A/C UNIT
- ELECTRIC SERVICE
- TRANSFORMER
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- FIBER OPTIC MARKER
- AERIAL TELEPHONE LINES
- AERIAL ELECTRIC LINES
- WOOD FENCE
- BARBED WIRE FENCE
- METAL OR PIPE FENCE
- WOOD DECK
- CONCRETE
- GRAVEL
- ASPHALT