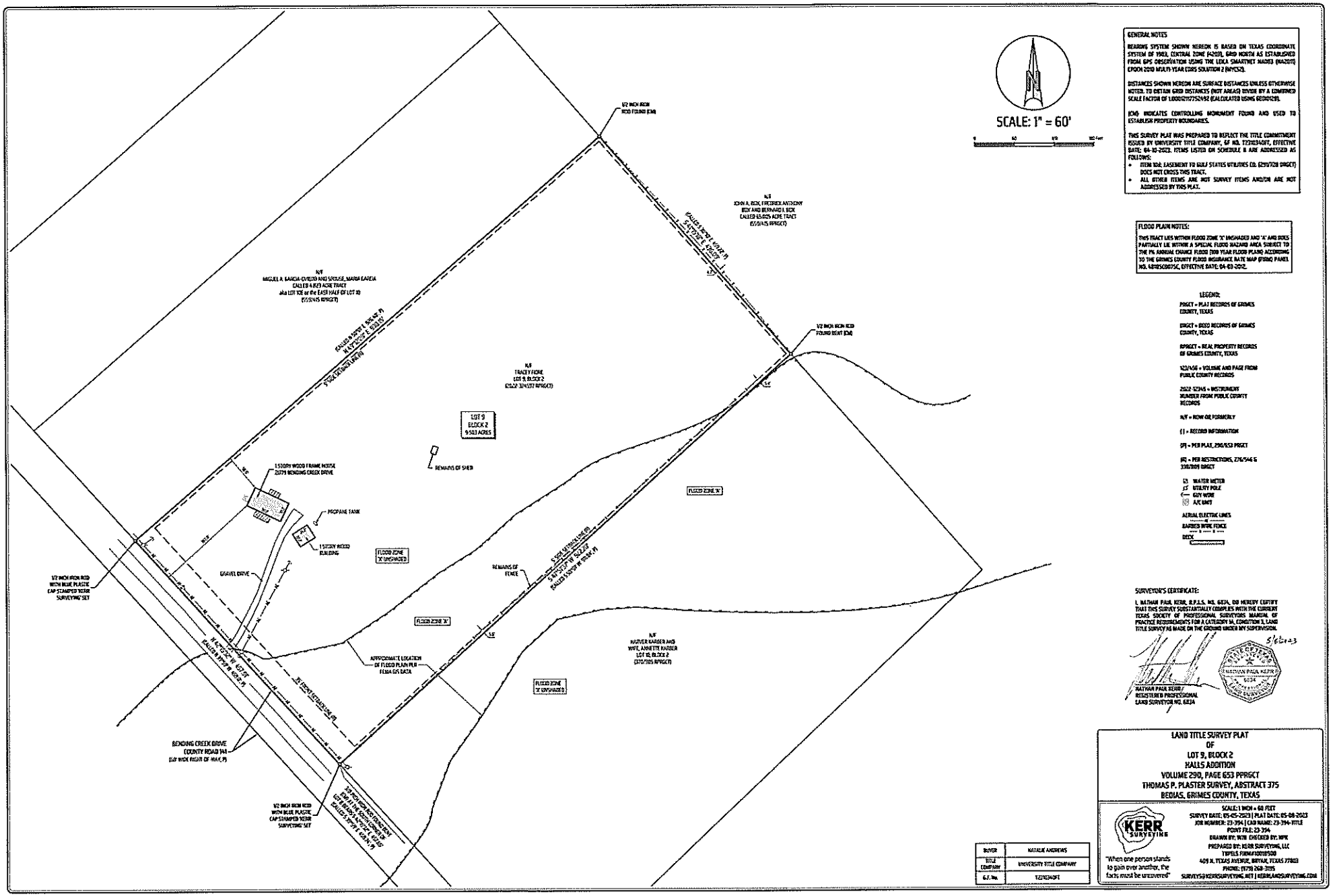

GENERAL NOTES

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 (NYCS2).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00012017752492 (CALCULATED USING GEODAZ8).

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

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY UNIVERSITY TITLE COMPANY, GF NO. T23023403FT, EFFECTIVE DATE: 04-10-2023. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEMS 10d: EASEMENT TO GULF STATES UTILITIES CO. (270/728 DRGCT) DOES NOT CROSS THIS TRACT.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED AND "A" AND 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. 48185C0605C, EFFECTIVE DATE: 04-03-2012.

LEGEND:

PRGCT = PLAT RECORDS OF GRIMES COUNTY, TEXAS

DRGCT = DEED RECORDS OF GRIMES COUNTY, TEXAS

RPRGCT = REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS

122/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

2522 324/5 = INSTRUMENT NUMBER FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

( ) = RECORD INFORMATION

[P] = PER PLAT, 290/653 PRGCT

[R] = PER RESTRICTIONS, 276/544 & 330/205 DRGCT

WATER METER
UTILITY POLE
GUY WIRE
A/C UNIT
AERIAL ELECTRIC LINES
BARBED WIRE FENCE
DECK

SURVEYOR'S CERTIFICATE:

I, NATHAN PAUL KERR, R.P.L.S. NO. 6824, 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.

5/6/2023

NATHAN PAUL KERR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6824

BUYER	NATALIE ANDREWS
TITLE COMPANY	UNIVERSITY TITLE COMPANY
G.F. No.	T23023403FT

LAND TITLE SURVEY PLAT
OF
LOT 9, BLOCK 2
HALLS ADDITION
VOLUME 290, PAGE 653 PRRGCT
THOMAS P. PLASTER SURVEY, ABSTRACT 375
BEDIAS, GRIMES COUNTY, TEXAS

KERR SURVEYING

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

SCALE: 1 INCH = 60 FEET
SURVEY DATE: 05-05-2023 | PLAT DATE: 05-08-2023
JOB NUMBER: 23-394 | JOB NAME: 23-394-TITLE
POINT FILE: 23-394
DRAWN BY: WJK CHECKED BY: NPK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3015
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM