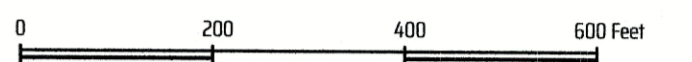


SCALE: 1" = 200'



LEGEND:

DRWCT = DEED RECORDS OF WASHINGTON COUNTY, TEXAS

OPRWCT = OFFICIAL PUBLIC RECORDS OF WASHINGTON COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

( ) = RECORD INFORMATION

AERIAL ELECTRIC LINES

WOOD FENCE

BARBED WIRE FENCE

STONE WALL

WIRE MESH FENCE

DECK

CONCRETE

GRAVEL

UTILITY POLE

GUY WIRE

A/C UNIT

TELEPHONE PEDESTAL

WOODEN LATH SET ON PROPERTY LINE

FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND 'X' SHADED AND DOES PARTIALLY 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. 48477C0300C, EFFECTIVE DATE: 08-16-2011.

GENERAL NOTES

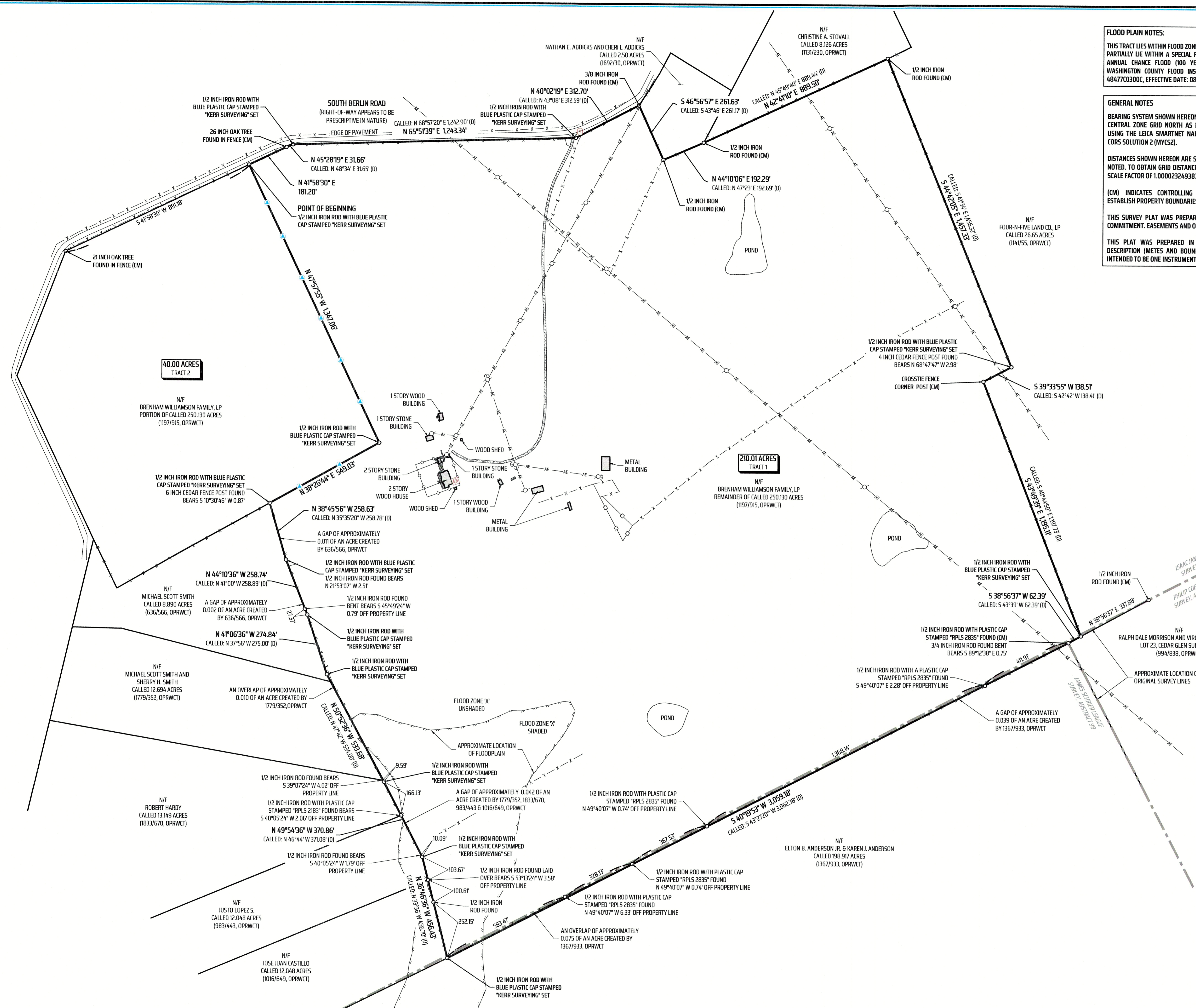
BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00002324938787 (CALCULATED USING GEOID128).

(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.



40.00 ACRES TRACT 2

210.01 ACRES TRACT 1

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, CONDITION 3, STANDARD LAND SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

NATHAN PAUL KERR REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6834



TSPS STANDARD LAND SURVEY PLAT OF A 210.01 ACRE TRACT OUT OF A TRACT CALLED TO BE 250.130 ACRES IN VOLUME 1197, PAGE 915 OPRBCT ISAAC JAMEISON LEAGUE SURVEY, ABSTRACT 67 WASHINGTON COUNTY, TEXAS

SCALE: 1 INCH = 200 FEET SURVEY DATE: 08-12-2022 | PLAT DATE: 08-23-2022 JOB NUMBER: 22-557 | CAD NAME: 22-557-BOUNDARY POINT FILE: 22-557 (cm) DRAWN BY: MS CHECKED BY: NPK 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"