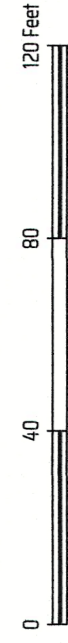


SCALE: 1" = 40'



LINE	BEARING	DISTANCE
L1	N 82°05'12" E	19.35'
L10	N 85°05'01" E	19.35'

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (2903), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET (N4201) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MVC2).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0000239355542 (CALCULATED USING GEOD12B).

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

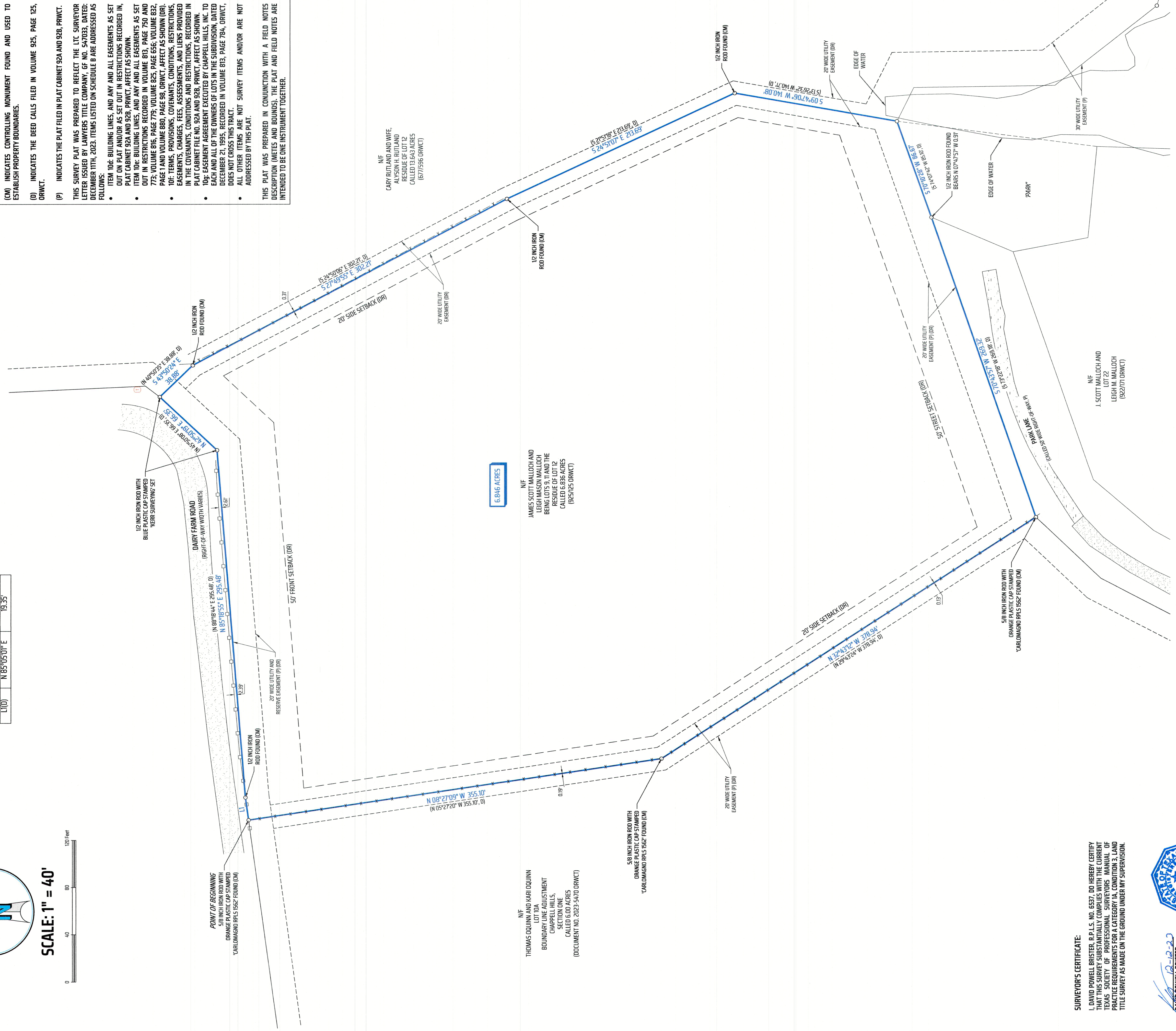
(D) INDICATES THE DEED CALLS FILED IN VOLUME 925, PAGE 125, ORWCT.

(P) INDICATES THE PLAT FILED IN PLAT CABINET 92A AND 92B, PRWCT.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE LIT. SURVEYOR LETTER ISSUED BY LAWYERS TITLE COMPANY, GF. NO. 547033, DATED: DECEMBER 11TH, 2023. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 106: BUILDING LINES, AND ANY AND ALL EASEMENTS AS SET OUT ON PLAT AND/OR AS SET OUT IN RESTRICTIONS RECORDED IN PLAT CABINET 92A AND 92B, PRWCT, AFFECT AS SHOWN.
- ITEM 106: BUILDING LINES, AND ANY AND ALL EASEMENTS AS SET OUT IN RESTRICTIONS RECORDED IN VOLUME 883, PAGE 750 AND 773; VOLUME 816, PAGE 775; VOLUME 825, PAGE 656; VOLUME 832, PAGE 1 AND VOLUME 880, PAGE 99, ORWCT, AFFECT AS SHOWN (OR).
- ITEM 106: TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, FEES, ASSESSMENTS, AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN THIS EASEMENT AGREEMENT EXECUTED BY CHARPPELL HILLS, L.P., TO EACH AND ALL OF THE OWNERS OF LOTS IN THE SUBDIVISION, DATED DECEMBER 21, 1995, RECORDED IN VOLUME 883, PAGE 784, ORWCT, DOES NOT CROSS THIS TRACT.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METS AND BOUNDS), THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.



6.846 ACRES

NF
THOMAS QUINN AND KARI QUINN
LOT 10A
BOUNDARY ADJUSTMENT
CHAPPELL HILLS,
SECTION ONE
CALLED 6.00 ACRES
(DOCUMENT NO. 2023-5470 ORWCT)

NF
JAMES SCOTT MALLOCH AND
LEIGH MASON MALLOCH
BEING LOTS 9, 11 AND THE
RESIDUE OF LOT 12
CALLED 6.886 ACRES
(8/27/12 ORWCT)

NF
CARY RUTLAND AND WIFE,
ALYSON H. RUTLAND
RESIDUE OF LOT 12
CALLED 3.643 ACRES
(6/7/596 ORWCT)

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 CATEGORY 3 CONDOMINIUMS LAND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.



DAVID POWELL BRISTER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6537

LAND TITLE SURVEY PLAT
OF A
6.846 ACRE TRACT
BEING ALL OF LOTS 9 AND 11
AND BEING A PORTION OF LOT 12
CHAPPELL HILLS SUBDIVISION, SECTION 1
PLAT CABINET 92A AND 92B, PRWCT
WILLIAM MUNSON LEAGUE SURVEY, ABSTRACT 90
WASHINGTON COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET
SURVEY DATE: 11-28-2023 | PLAT DATE: 12-12-2023
JOB NUMBER: 23-113 | CAD NAME: 23-113-TITLE
POINT FILE: 23-113
DRAWN BY: KCR | CHECKED BY: DPB
PREPARED BY: KERR SURVEYING, LLC
TPELS FRM#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"

LEGEND:
PRWCT - PLAT RECORDS OF WASHINGTON COUNTY, TEXAS
ORWCT - OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS
231/456 - VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
NF = NOW OR FORMERLY
() = RECORD INFORMATION
☉ = TELEPHONE PRESTAL
▬ = WIRE FENCE
▬ = WIRE MESH FENCE
▬ = ASPHALT

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 WASHINGTON COUNTY FLOOD INSURANCE RATE MAP (FRM) PANEL NO. 48477C0325C, EFFECTIVE DATE: 08-16-2011.