

SURVEYOR'S CERTIFICATE:

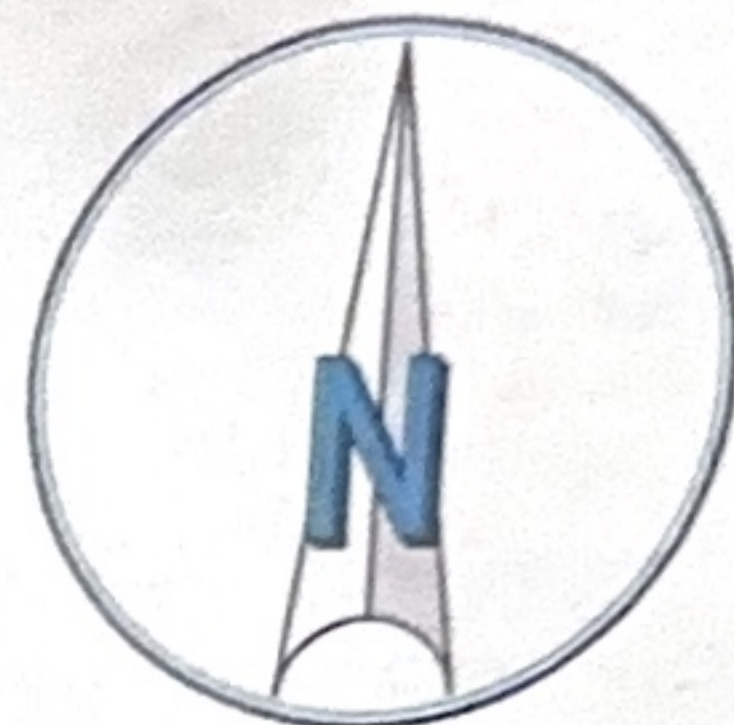
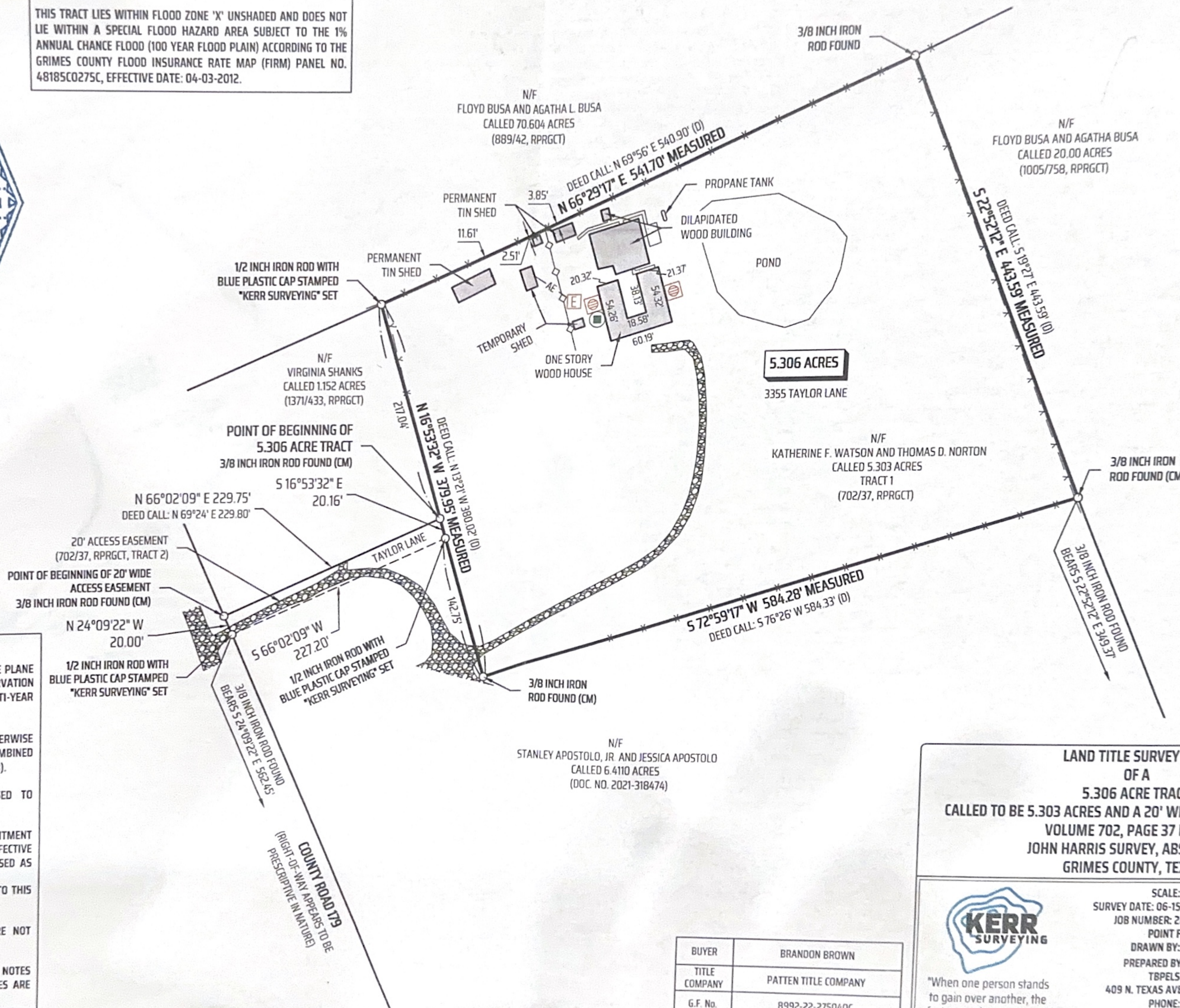
I, MICHAEL KONETSKI, R.P.L.S. NO. 6531, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

Michael Konetski 6/6/22

MICHAEL KONETSKI
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6531



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. 48185C0275C, EFFECTIVE DATE: 04-03-2012.



SCALE: 1" = 100'

- LEGEND:**
- RPRGCT = REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS
 - 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
 - N/F = NOW OR FORMERLY
 - () = RECORD INFORMATION
 - CLEAN OUT
 - A/C UNIT
 - ELECTRIC SERVICE
 - AERIAL ELECTRIC LINES AE
 - BARBED WIRE FENCE
 - CONCRETE
 - GRAVEL
 - CHAIN LINK FENCE

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 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 1.00010555920291 (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 PATTEN TITLE COMPANY, GF NO. 8992-22-275040C, EFFECTIVE DATE: 04/01/2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10e: THERE ARE NO SURVEY ITEMS THAT APPLY TO THIS TRACT LISTED IN VOLUME 702, PAGE 37, RPRGCT.
- 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 (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

**LAND TITLE SURVEY PLAT
OF A
5.306 ACRE TRACT
CALLED TO BE 5.303 ACRES AND A 20' WIDE ACCESS EASEMENT IN
VOLUME 702, PAGE 37 RPRGCT
JOHN HARRIS SURVEY, ABSTRACT 26
GRIMES COUNTY, TEXAS**

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

SCALE: 1 INCH = 100 FEET
SURVEY DATE: 06-15-2022 | PLAT DATE: 06-16-2022
JOB NUMBER: 22-475 | CAD NAME: 22-475
POINT FILE: 22-475 (cont)
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

BUYER	BRANDON BROWN
TITLE COMPANY	PATTEN TITLE COMPANY
G.F. No.	8992-22-275040C