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 1.00006381201395 (CALCULATED USING GEOID12B).

(D) INDICATES THE DEED CALLS FILED IN VOLUME 783, PAGE 544, ORWCT.

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

THIS SURVEY WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY CAPITAL TITLE OF TEXAS, LLC, GF NO. T-23-728226-AG, EFFECTIVE DATE: MARCH 3RD, 2023. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10g: BLANKET WATER PIPELINE EASEMENT TO NORTHEAST WASHINGTON COUNTY WATER SUPPLY CORP., IN VOLUME 412, PAGE 122, ORWCT, DOES APPLY, BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS SURVEY.

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 DRAWING WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE DRAWING 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 1A, CONDITION 3, LAND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

6/6/2023

NATHAN PAUL KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6834

STATE OF TEXAS · REGISTERED · NATHAN PAUL KERR · 6834 · PROFESSIONAL LAND SURVEYOR

LEGEND:

DRWCT = DEED RECORDS OF WASHINGTON COUNTY, TEXAS

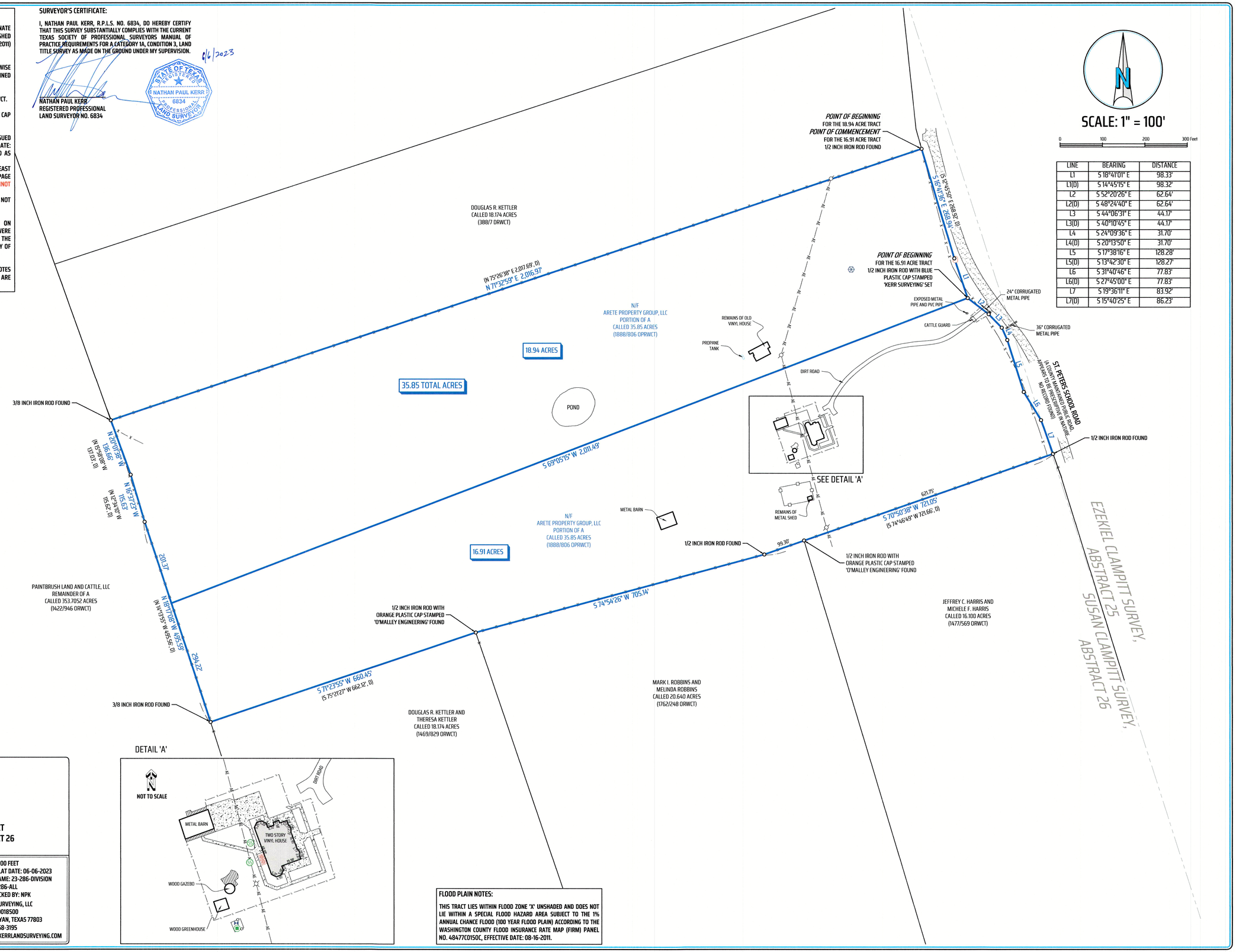
ORWCT = OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

( ) = RECORD INFORMATION

- WATER TANK
- WATER WELL
- SEPTIC
- CLEAN OUT
- UTILITY POLE
- METER POLE
- A/C UNIT
- TELEPHONE PEDESTAL
- AERIAL ELECTRIC LINES
- WOOD FENCE
- BARBED WIRE FENCE
- WIRE MESH FENCE
- WOOD DECK
- CONCRETE
- GRAVEL



LINE	BEARING	DISTANCE
L1	S 18°41'01" E	98.33'
L1(D)	S 14°45'15" E	98.32'
L2	S 52°20'26" E	62.64'
L2(D)	S 48°24'40" E	62.64'
L3	S 44°06'31" E	44.17'
L3(D)	S 40°10'45" E	44.17'
L4	S 24°09'36" E	31.70'
L4(D)	S 20°13'50" E	31.70'
L5	S 17°38'16" E	128.28'
L5(D)	S 13°42'30" E	128.27'
L6	S 31°40'46" E	77.83'
L6(D)	S 27°45'00" E	77.83'
L7	S 19°36'11" E	83.92'
L7(D)	S 15°40'25" E	86.23'

LAND TITLE SURVEY
OF AN
18.94 ACRE TRACT
AND A 16.91 ACRE TRACT
BOTH BEING PART OF A
CALLED 35.85 ACRE TRACT IN
VOLUME 1888, PAGE 806 OPRWCT
SUSAN CLAMPITT SURVEY, ABSTRACT 26
WASHINGTON COUNTY, TEXAS

KERR SURVEYING

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

SCALE: 1 INCH = 100 FEET
SURVEY DATE: 04-13-2023 | PLAT DATE: 06-06-2023
JOB NUMBER: 23-286 | CAD NAME: 23-286-DIVISION
POINT FILE: 23-286-ALL
DRAWN BY: RCU 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

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 (FIRM) PANEL NO. 48477C0150C, EFFECTIVE DATE: 08-16-2011.