

LAND TITLE SURVEY PLAT
OF A

10.05 ACRE TRACT
BEING A REMAINDER OF A CALLED 20.00 ACRE TRACT IN
VOLUME 14444, PAGE 163 OPRMCT
ARTER CROWN OVER LEAGUE SURVEY, ABSTRACT 13
MADISON COUNTY, TEXAS



SCALE: 1 INCH = 200 FEET
SURVEY DATE: 07-15-2022 | PLAT DATE: 07-19-2022
JOB NUMBER: 22-523 | CAD NAME: 22-523-TITLE
POINT FILE: 22-523 (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

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

BUYER	GOLDSOIL REALTY INVESTMENTS
TITLE COMPANY	TEXAS LONE STAR TITLE, LLC
G.F. No.	22-132-KTX

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 MADISON COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 4811800100A, EFFECTIVE DATE: 09-27-1991.

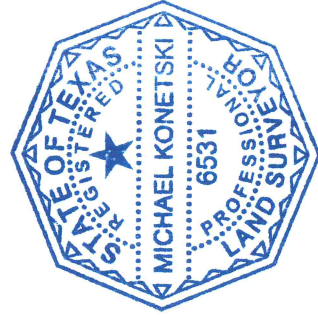
SURVEYOR'S CERTIFICATE:

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.

7/19/22

Michael Konetski

MICHAEL KONETSKI
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6531



N/F
TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC.
CALLED 10.000 ACRES
(1740/54, OPRMCT)

3/8 INCH IRON ROD
FOUND (CM)

N 59°30'36" W
82.76'

5/8 INCH IRON ROD WITH PLASTIC
CAP STAMPED "SAM LLC" FOUND

N/F
J. MATHIS CORLEY AND MELISSA D. SPADONI
REMAINDER OF A CALLED 200-5/10 ACRES
(14444/163, OPRMCT)

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 GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00012779468245 (CALCULATED USING GEOID12B).

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

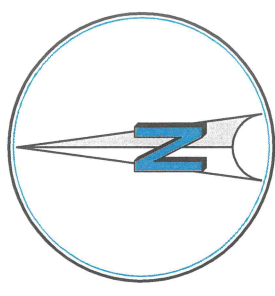
(D) INDICATES THE DEED OF CALLED 20.00 ACRE TRACT RECORDED IN VOLUME 14444, PAGE 163 (OPRMCT).

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY TEXAS LONE STAR TITLE, LLC, GF NO. 22-132-KTX, EFFECTIVE DATE: 05/18/2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10b: 20' WIDE EASEMENT TO MID-SOUTH ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 448, PAGE 241 (OPRMCT) DOES AFFECT THIS TRACT BUT THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- ITEM 10c: 30' WIDE EASEMENT TO J. MATHIS CORLEY RECORDED IN VOLUME 611, PAGE 282 (OPRMCT) DOES NOT AFFECT THIS TRACT.
- ITEM 10d: 50' WIDE EASEMENT TO SEAWAY CRUDE PIPELINE COMPANY LLC RECORDED IN VOLUME 1227, PAGE 60 (OPRMCT) DOES NOT AFFECT 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 (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

SCALE: 1" = 200'



LEGEND:

OPRMCT = OFFICIAL PUBLIC RECORDS OF MADISON COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

() = RECORD INFORMATION

WIRE MESH FENCE



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1,949.87'	61.64'	1°48'40"	N 78°22'13" E	61.64'
C1 (D)	1,949.86'	---	---	---	---

N 78°07'19" E 111.04'

CALLLED: N 81°29'00" E 108.55' (D)

FM 1452
(80' RIGHT-OF-WAY,
PER TXDOT PLANS)

CONCRETE RIGHT-OF-WAY
MARKER FOUND (CM)

POINT OF BEGINNING

3/8 INCH IRON ROD FOUND (CM)

1/2 INCH IRON ROD WITH
BLUE PLASTIC CAP STAMPED
"KERR SURVEYING" SET

CALLLED: N 06°30'52" E 1,169.79' (1740/54, OPRMCT)
N 06°30'11" E 1,169.81'

10.05
ACRES

N/F
BARBARA A. CORLEY
REMAINDER OF A CALLED 100 ACRES
(363/723, OPRMCT)

CALLLED: S 03°33'30" E 1,504.00' (D)
S 07°29'11" E 1,503.24'

N/F
CHRIS D. SPADONI AND MELISSA SPADONI
REMAINDER OF A CALLED 20.00 ACRES
(14444/163, OPRMCT)

N 59°30'36" W 577.20'
CALLLED: N 55°29'00" W (D)

3/8 INCH IRON ROD
FOUND (CM)