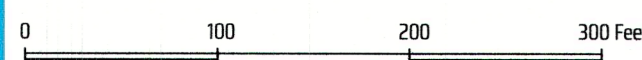


SCALE: 1" = 100'



WILLIAM LITTLE SURVEY, ABSTRACT 483

**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 1.00008709126727 (CALCULATED USING GEOID12B).

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

(KSB) DENOTES A 1/2" IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET.

THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.

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.

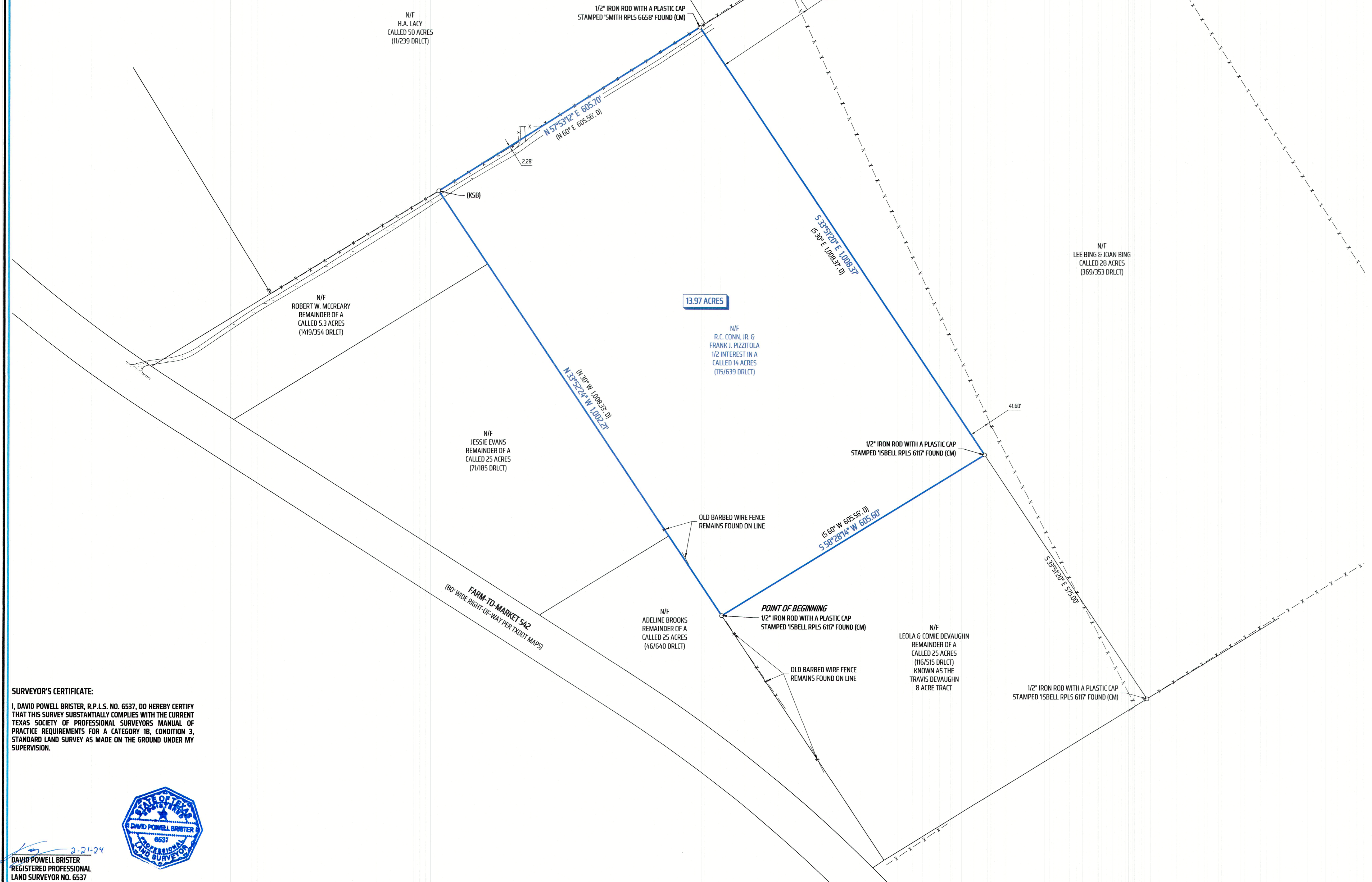
THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

**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 LEON COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48289C0125C, EFFECTIVE DATE: 11-20-2013.

**LEGEND:**

- DRCLT = DEED RECORDS OF LEON COUNTY, TEXAS
- ORCLT = OFFICIAL RECORDS OF LEON COUNTY, TEXAS
- 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- N/F = NOW OR FORMERLY
- ( ) = RECORD INFORMATION
- (D) = DEED: 115/639 DRCLT
- BARBED WIRE FENCE
- WIRE MESH FENCE
- GRAVEL
- ASPHALT



**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 A CATEGORY 1B, CONDITION 3, STANDARD LAND SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.



DAVID POWELL BRISTER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6537

**TSPS STANDARD LAND SURVEY PLAT**  
OF A  
**13.97 ACRE TRACT**  
BEING ALL OF A CALLED 14 ACRES DESCRIBED IN  
VOLUME 115, PAGE 639 DRCLT  
WILLIAM LITTLE SURVEY, ABSTRACT 483  
LEON COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET  
SURVEY DATE: 02-20-2024 | PLAT DATE: 02-20-2024  
JOB NUMBER: 24-076 | CAD NAME: 24-076  
POINT FILE: 24-076 (cont); 24-076 (job)  
DRAWN BY: KTL CHECKED BY: DPB  
PREPARED BY: KERR SURVEYING, LLC  
TBPELS FIRM#10018500  
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803  
PHONE: (979) 268-3195  
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

**KERR SURVEYING**

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