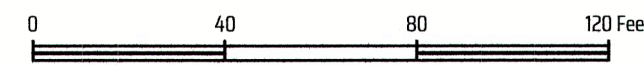


SCALE: 1" = 40'



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 1.000105051964 (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 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, GF NO. 2201301, EFFECTIVE DATE: 04-19-2022, ISSUED: 04-25-2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10F: EASEMENT TO MID-SOUTH ELECTRIC COOP. ASSOC. (INST. #2014030991 / FILM CODE #993-12-0014 CRMCT) DOES AFFECT THIS TRACT. THIS EASEMENT IS BLANKET IN NATURE AND CALLS TO BE LOCATED 10 FEET IN ALL DIRECTIONS OF THE ELECTRICAL LINES, POLES (ETC.) AS SITUATED ON THE PROPERTY.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

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 BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48339C0050G, REVISED DATE: 08-18-2014.

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.

5/18/22

Michael Konetski

MICHAEL KONETSKI
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6531



LEGEND:

CRMCT = CLERK'S RECORDS OF MONTGOMERY COUNTY, TEXAS

N/F = NOW OR FORMERLY

() = RECORD INFORMATION

- ⊙ SEPTIC TANK
- ⊙ CLEAN OUT
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ A/C UNIT
- ⊙ ELECTRIC SERVICE

AERIAL ELECTRIC LINES

BARBED WIRE FENCE

GRAVEL

ASPHALT

BUYER	GARY CHINNIS AND SHARON CHINNIS
TITLE COMPANY	OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
G.F. No.	2201301

LAND TITLE SURVEY PLAT
OF A
7.202 ACRE TRACT
CALLED TO BE 7.182 ACRES
IN FILM CODE #184-10-1931 CRMCT
THOMAS GILMORE LEAGUE SURVEY, ABSTRACT 228
MONTGOMERY COUNTY, TEXAS



SCALE: 1 INCH = 40 FEET
SURVEY DATE: 05-17-2022 | PLAT DATE: 05-18-2022
JOB NUMBER: 22-411 | CAD NAME: 22-411
POINT FILE: 22-411
DRAWN BY: WJB CHECKED BY: MK

PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195

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

SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

