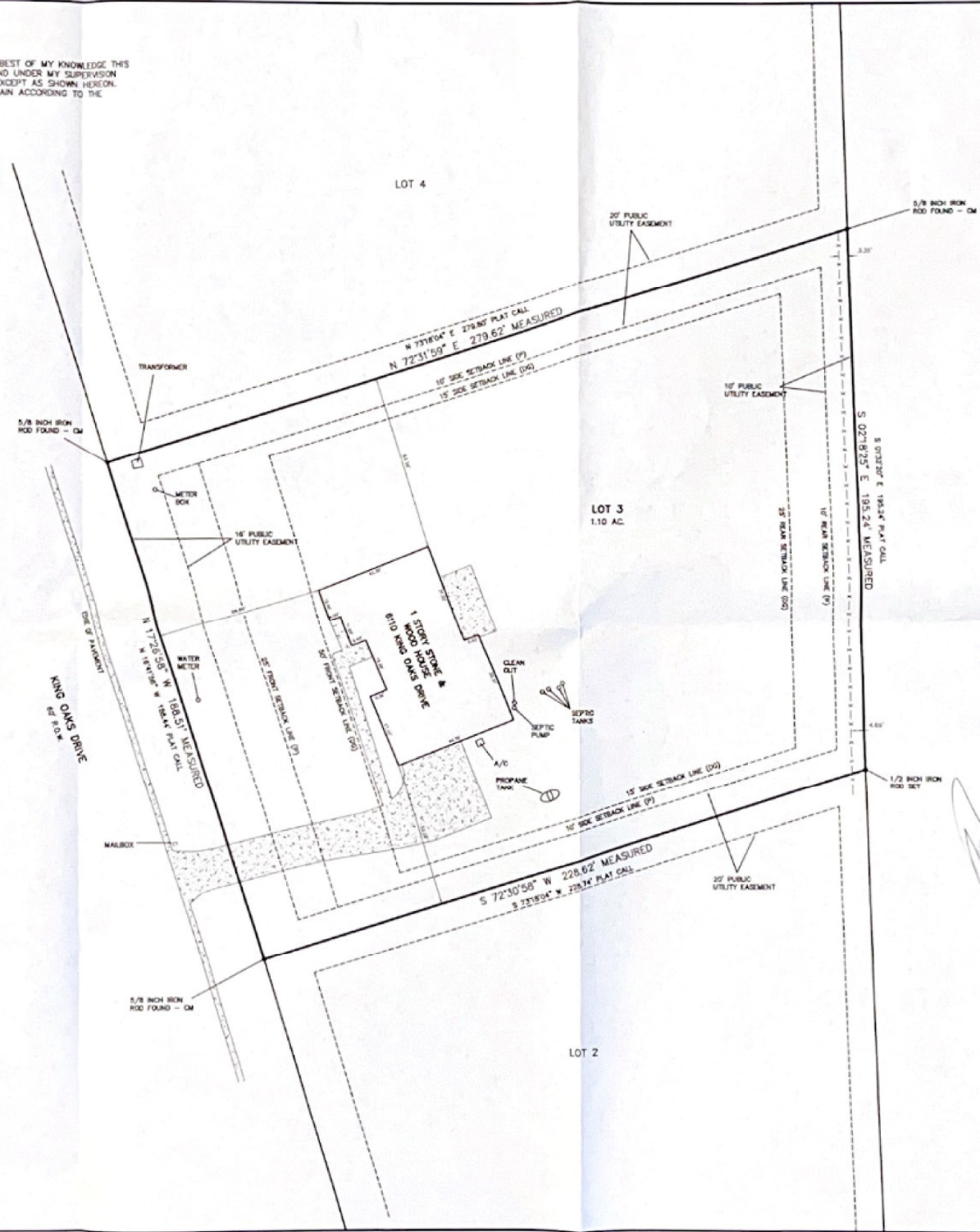


SURVEYOR'S CERTIFICATE:  
 I, KERR SURVEYING, P.L.L.C., NO. 4502, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS  
 IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION  
 THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON.  
 THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE  
 F.M. MAPS, PANEL NO. 48185C0125C, DATE: 04-03-2012.

KERR  
 REGISTERED PROFESSIONAL  
 SURVEYOR NO. 4502



SCALE: 1" = 20'



LEGEND:  
 BARBED WIRE FENCE  
 CONCRETE

BEARING SYSTEM SHOWN HEREON IS BASED ON  
 THE TEXAS STATE PLANE CENTRAL ZONE GRID  
 NORTH AS ESTABLISHED FROM GPS  
 OBSERVATION.

DISTANCES SHOWN HEREON ARE GRID DISTANCES  
 UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE  
 DISTANCES MULTIPLY BY A COMBINED SCALE  
 FACTOR OF 1.00009347054938 (CALCULATED  
 USING GEOID12B).

CM - CONTROLLING MONUMENT FOUND AND  
 USED TO ESTABLISH PROPERTY LINES.

BUILDING SETBACK LINES PER PLAT, 1204/197  
 (P) AND THE ARCHITECTURAL AND SITE DESIGN  
 GUIDELINES, 1623/364 (06).

THIS SURVEY PLAT WAS PREPARED TO REFLECT  
 THE TITLE COMMITMENT ISSUED BY UNIVERSITY  
 TITLE COMPANY, OF NO. 177478F, ISSUE DATE:  
 5-16-17.

EASEMENT TO MID-SOUTH ELECTRIC  
 COOPERATIVE ASSOC., 1375/255 (ITEM 10c),  
 DOES NOT CROSS LOT 3.

EASEMENT TO MID-SOUTH ELECTRIC  
 COOPERATIVE, INC. 628/711 (ITEM 10a) DOES  
 NOT APPLY TO THIS TRACT.

BUYER	NICKOLAS NAGY SHARPTON
TITLE COMPANY	UNIVERSITY TITLE COMPANY
G.F. No.	177478F

LAND TITLE SURVEY PLAT  
 OF  
 LOT 3  
 KING OAKS, SECTION 1  
 VOLUME 1204, PAGE 197  
 GRIMES COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET  
 SURVEY DATE: 05-22-17  
 PLAT DATE: 05-26-17  
 JOB NUMBER: 17-294  
 CAD NAME: 17-294  
 CR5 FILE: KINGOAKS (cont); 17-294 (job)  
 PREPARED BY: KERR SURVEYING, LLC  
 409 N. TEXAS AVENUE  
 BRYAN, TEXAS 77803  
 PHONE (979) 268-3195