GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON THE 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 1.00012645625717 (CALCULATED USING GEOID12B).

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

(D) INDICATES THE DEED CALLS FILED IN VOLUME 663, PAGE 289, OPRMCT.

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

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY INDEPENDENCE TITLE, GF NO. 2405997-NBF, EFFECTIVE DATE: FEBRUARY 21ST, 2024. NO SURVEY RELATED ITEMS WERE LISTED UNDER SCHEDULE B.

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.

LEGEND:

DRMCT = DEED RECORDS OF MADISON COUNTY, TEXAS

OPRMCT = OFFICIAL PUBLIC RECORDS OF MADISON COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

( ) = RECORD INFORMATION

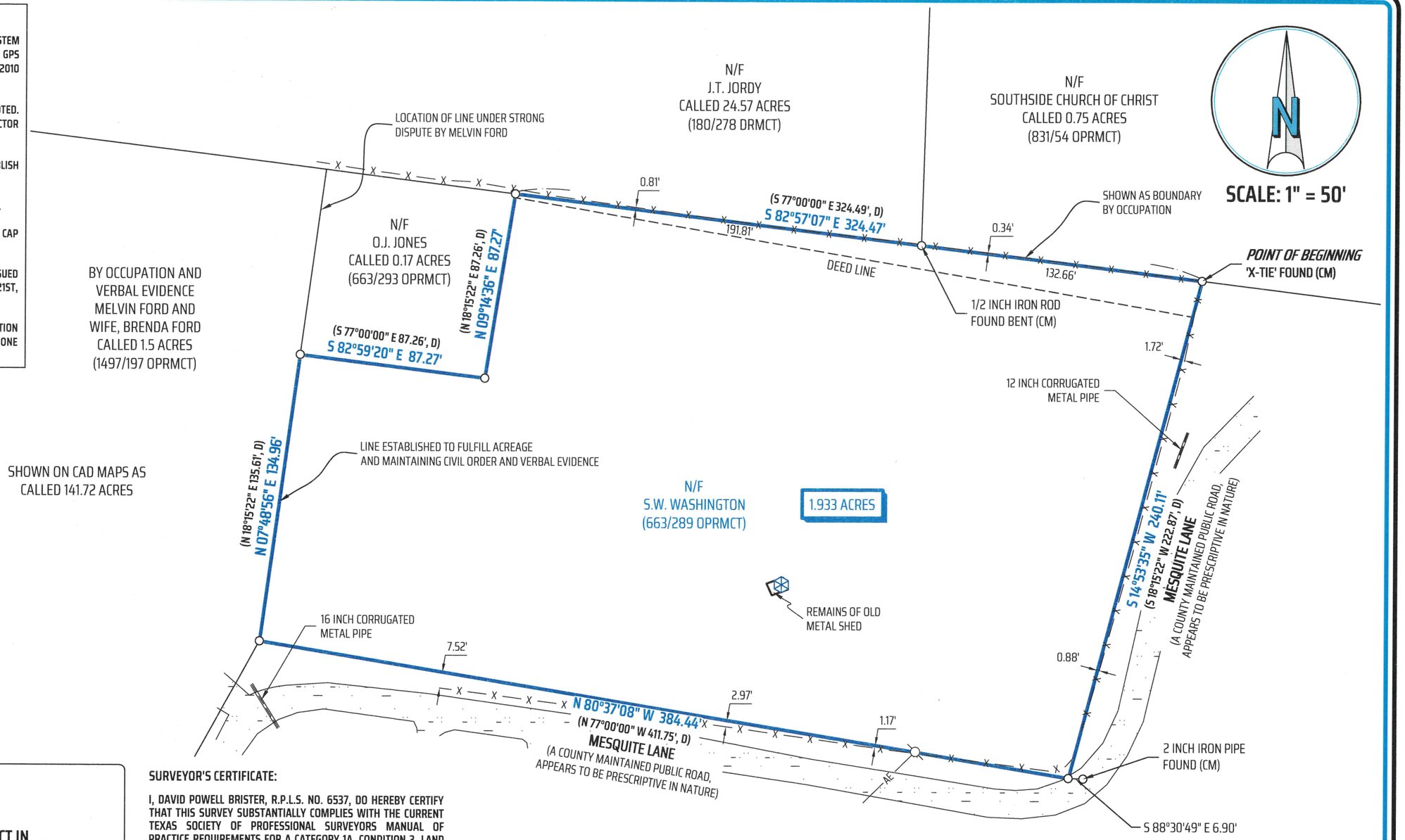
WATER PUMP/HEATER

UTILITY POLE

AERIAL ELECTRIC LINES

BARBED WIRE FENCE

GRAVEL



LAND TITLE SURVEY PLAT
OF A
1.933 ACRE TRACT
BEING ALL OF A CALLED 1.93 ACRE TRACT IN
VOLUME 663, PAGE 289 OPRMCT
JESSE YOUNG SURVEY, ABSTRACT 247
MADISON COUNTY, TEXAS

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 1A, CONDITION 3, LAND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

4-3-2024

DAVID POWELL BRISTER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6537

STATE OF TEXAS REGISTERED DAVID POWELL BRISTER 6537 PROFESSIONAL LAND SURVEYOR

KERR SURVEYING

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

SCALE: 1 INCH = 50 FEET
SURVEY DATE: 04-01-2024 | PLAT DATE: 04-03-2024
JOB NUMBER: 24-321 | CAD NAME: 24-321-TITLE
POINT FILE: 24-321-ALL
DRAWN BY: RCU 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

FLOOD PLAIN NOTES:

NO FEMA FLOODPLAIN MAPS WERE AVAILABLE FOR THIS AREA AT THE TIME OF THE SURVEY.