

**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 1.00005776056069 (CALCULATED USING GEOID12B).

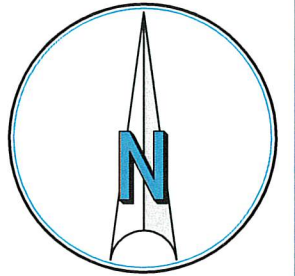
(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

SETBACKS SHOWN HEREON ARE FROM THE RESTRICTIONS FILED IN VOLUME 300, PAGE 300, DRGCT.

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

**LEGEND:**

- DRGCT = DEED RECORDS OF GRIMES COUNTY, TEXAS
- ORGCT = OFFICIAL RECORDS OF GRIMES COUNTY, TEXAS
- RPRGCT = REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS
- 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- N/F = NOW OR FORMERLY
- ( ) = RECORD INFORMATION

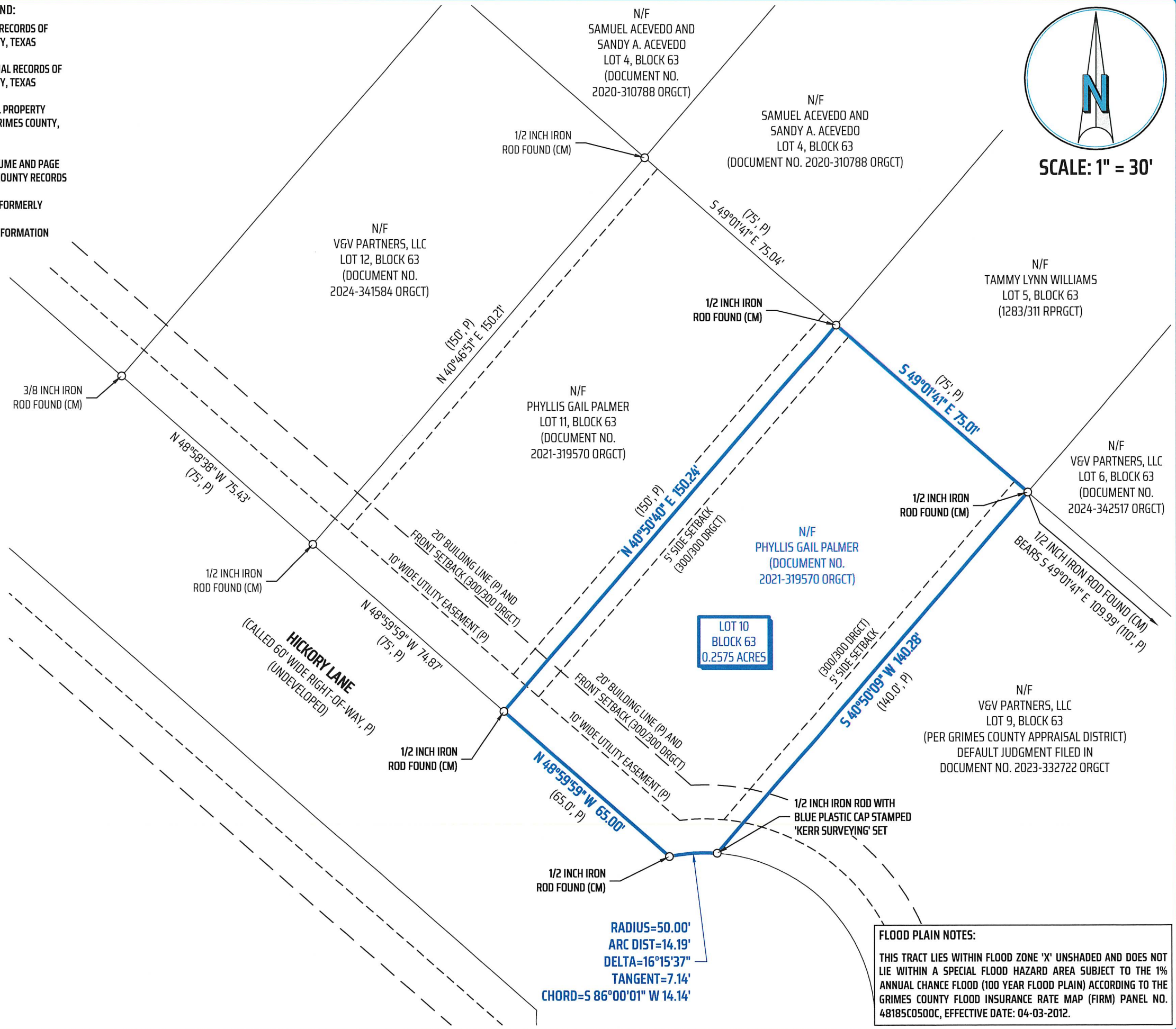


**SCALE: 1" = 30'**

**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.

*11-22-24*  
 DAVID POWELL BRISTER  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6537



**LOT 10  
 BLOCK 63  
 0.2575 ACRES**

**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 GRIMES COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48185C0500C, EFFECTIVE DATE: 04-03-2012.

**TSPS STANDARD LAND SURVEY PLAT  
 OF  
 LOT 10, BLOCK 63  
 PINEBROOK SUBDIVISION, UNIT 4  
 VOLUME 300, PAGE 15 DRGCT  
 JOEL GREENWOOD SURVEY, ABSTRACT 227  
 GRIMES COUNTY, TEXAS**



SCALE: 1 INCH = 30 FEET  
 SURVEY DATE: 11-21-2024 | PLAT DATE: 11-22-2024  
 JOB NUMBER: 24-1348 | CAD NAME: 24-1348-BNDY  
 POINT FILE: 24-1348-ALL  
 DRAWN BY: RCU CHECKED BY: DPB  
 PREPARED BY: KERR SURVEYING, LLC  
 TBPELS FIRM#10018500  
 1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802  
 PHONE: (979) 268-3195  
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

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

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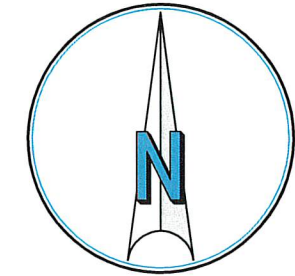
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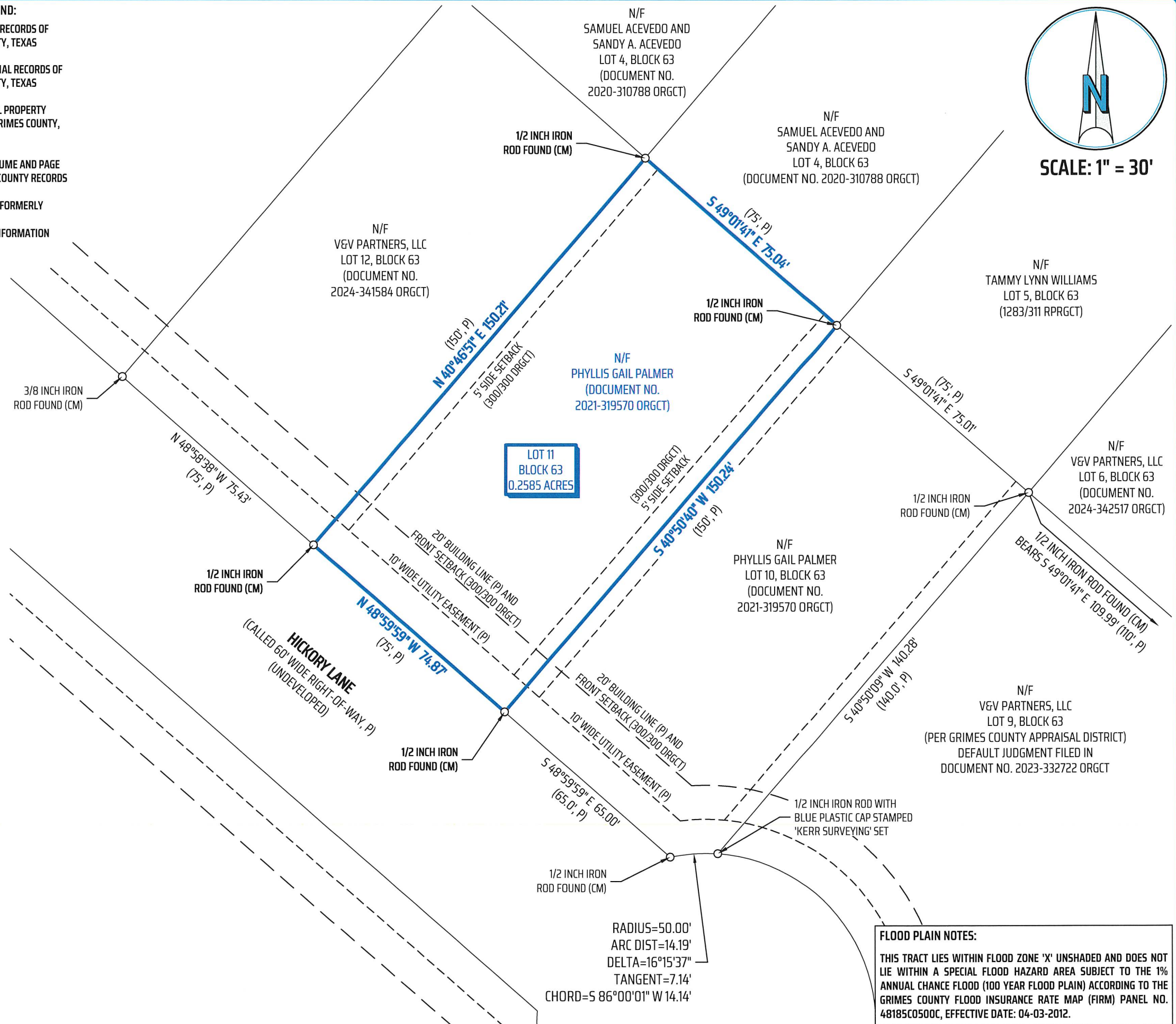
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*11-22-24*  
DAVID POWELL BRISTER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6537



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OF  
LOT 11, BLOCK 63  
PINEBROOK SUBDIVISION, UNIT 4  
VOLUME 300, PAGE 15 DRGCT  
JOEL GREENWOOD SURVEY, ABSTRACT 227  
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RADIUS=50.00'  
ARC DIST=14.19'  
DELTA=16°15'37"  
TANGENT=7.14'  
CHORD=5 86°00'01" W 14.14'

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