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 1.00012402536241 (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 FOR PROPERTY CORNER.

ALL PROPOSED ACCESS EASEMENT CORNERS ARE MARKED WITH 60D NAILS UNLESS SHOWN OTHERWISE HEREON.

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

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 MADISON COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48180 001-0150, EFFECTIVE DATE: 09-27-1991.

LINE TABLE - 12.00 ACRE TRACT		
LINE	BEARING	DISTANCE
L1	N 28°23'40" E	30.74'
L2	S 64°41'48" E	20.57'

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

R.O.W. = RIGHT-OF-WAY
UTILITY POLE
GUY WIRE
ELECTRIC SERVICE
AERIAL ELECTRIC LINES
WOOD FENCE
BARBED WIRE FENCE
CHAIN LINK FENCE
WIRE MESH FENCE
GRAVEL
ASPHALT

LINE TABLE - ACCESS EASEMENT		
LINE	BEARING	DISTANCE
L1	S 11°39'50" E	20.01'
L2	S 77°07'31" W	68.44'
L3	S 85°51'30" W	13.05'
L4	N 87°14'41" W	14.58'
L5	N 81°37'32" W	11.18'
L6	N 77°53'13" W	15.64'
L7	N 67°55'42" W	24.11'
L8	S 13°12'05" W	46.29'
L9	S 24°22'36" W	281.00'
L10	S 27°08'05" W	580.89'
L11	S 23°11'16" W	212.88'
L12	N 68°29'15" W	16.55'
L13	N 21°30'45" E	183.52'
L14	N 26°23'40" E	30.74'
L15	N 27°12'21" E	577.81'
L16	N 24°22'36" E	112.64'
L17	N 24°22'36" E	169.18'
L18	N 13°12'05" E	76.53'
L19	S 76°09'53" E	13.58'
L20	S 14°02'53" E	6.50'
L21	S 29°42'18" E	8.76'
L22	S 67°55'42" E	22.94'
L23	S 77°53'13" E	13.25'
L24	S 81°37'32" E	9.55'
L25	S 87°14'41" E	12.39'
L26	N 85°51'30" E	10.32'
L27	N 77°07'31" E	67.33'

SCALE: 1" = 60'

0 60 120 180 Feet

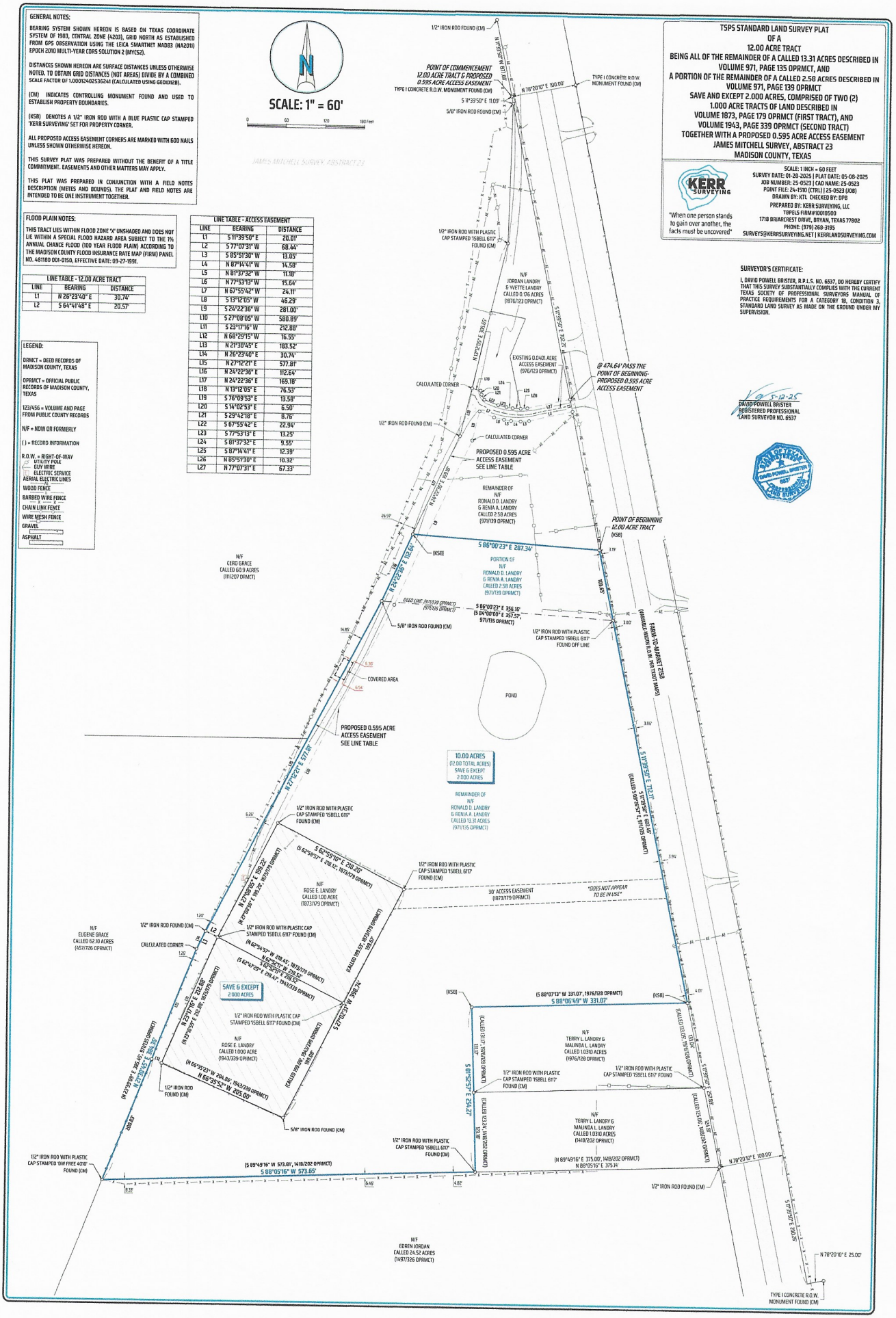
TSPS STANDARD LAND SURVEY PLAT
OF A
12.00 ACRE TRACT
BEING ALL OF THE REMAINDER OF A CALLED 13.31 ACRES DESCRIBED IN VOLUME 971, PAGE 135 OPRMCT, AND
A PORTION OF THE REMAINDER OF A CALLED 2.58 ACRES DESCRIBED IN VOLUME 971, PAGE 139 OPRMCT
SAVE AND EXCEPT 2.000 ACRES, COMPRISED OF TWO (2) 1.000 ACRE TRACTS OF LAND DESCRIBED IN VOLUME 1873, PAGE 179 OPRMCT (FIRST TRACT), AND VOLUME 1943, PAGE 339 OPRMCT (SECOND TRACT)
TOGETHER WITH A PROPOSED 0.595 ACRE ACCESS EASEMENT
JAMES MITCHELL SURVEY, ABSTRACT 23
MADISON COUNTY, TEXAS

KERR SURVEYING

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

SCALE: 1 INCH = 60 FEET
SURVEY DATE: 01-28-2025 | PLAT DATE: 05-08-2025
JOB NUMBER: 25-0523 | CAD NAME: 25-0523
POINT FILE: 24-1510 (CTRL) | 25-0523 (JOB)
DRAWN BY: KTL CHECKED BY: DPB
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10019500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

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.

5-12-25
DAVID POWELL BRISTER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6537