

**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 MA608 (NAD2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (NWCS2).

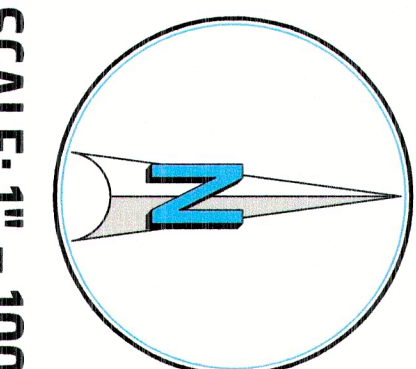
DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00005726860290 (CALCULATED USING GEOID2018).

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

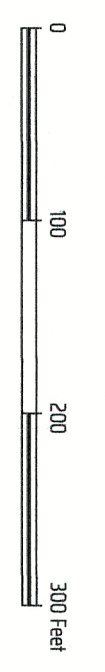
THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY BRENNHAM ABSTRACT AND TITLE COMPANY, OF NO. 2024015, EFFECTIVE DATE: JANUARY 19TH, 2024. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM NO. BLANKET RIGHT-OF-WAY EASEMENT IN VOLUME 411, PAGE 873, ZONING, DOES APPLY TO THE 59.8 ACRE PORTION OF THIS TRACT, BUT IS BLANKET IN NATURE AND CANNOT BE SHOWN.
- ITEM NO. BLANKET RIGHT-OF-WAY EASEMENT IN VOLUME 412, PAGE 12, ZONING, DOES APPLY TO THE 28.817 ACRE PORTION OF THIS TRACT, BUT IS BLANKET IN NATURE AND CANNOT BE SHOWN.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

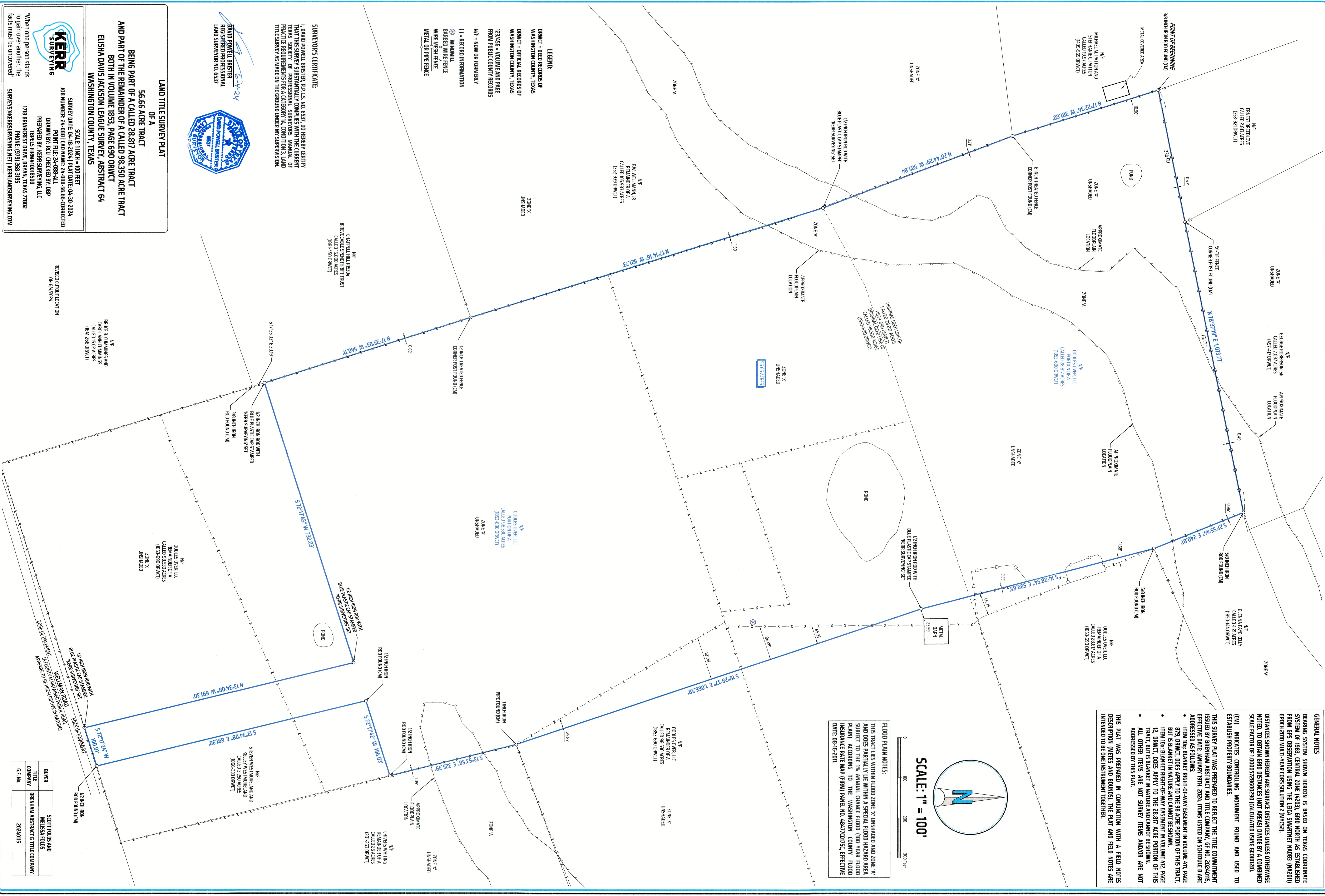
THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (LETTERS AND BOUNDS), THE DAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.



SCALE: 1" = 100'



**FLOOD PLAIN NOTES:**  
 THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND ZONE 'A' AND DOES PARTIALLY LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE WASHINGTON COUNTY FLOOD INSURANCE RATE MAP (FRM) PANEL NO. 484770754, EFFECTIVE DATE: 08-16-2011.



**LEGEND:**  
 DWCT = DEED RECORDS OF WASHINGTON COUNTY, TEXAS  
 DWCT - OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS  
 12/14/56 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS  
 N/F = NOW OR FORMERLY  
 ( ) = RECORD INFORMATION  
 ⊗ = WINDMILL  
 ⊗ = BARBED WIRE FENCE  
 ⊗ = WIRE MESH FENCE  
 ⊗ = METAL OR PIPE FENCE

**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 SURVEY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE AND THAT THE FIELD NOTES, MEASUREMENTS AND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

DAVID POWELL BRISTER  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6537



**LAND TITLE SURVEY PLAT  
 OF A  
 56.66 ACRE TRACT  
 BEING PART OF A CALLED 28.817 ACRE TRACT  
 AND PART OF THE REMAINDER OF A CALLED 98.350 ACRE TRACT  
 BOTH IN VOLUME 1853 PAGE 690 DWCT  
 ELSHA DAVIS JACKSON LEAGUE SURVEY, ABSTRACT 64  
 WASHINGTON COUNTY, TEXAS**

SCALE: 1 INCH = 100 FEET  
 SURVEY DATE: 04-18-2024 | PLAT DATE: 04-30-2024  
 JOB NUMBER: 24-088 | CAD DATE: 24-088-56-66-CORRECTED  
 POINT FILE: 24-088-ALL  
 DRAWN BY: KAD CHECKED BY: DBP  
 PREPARED BY: KERI SURVEYING, LLC  
 TERRELL RHM#1008500  
 1718 BRUNNERS DRIVE, BRYAN, TEXAS 77802  
 PHONE: (979) 268-3195  
 SURVEYS@KERSURVEYING.NET | KERRLANDSURVEYING.COM

REvised COUNTY LOCATION  
 ON 6/4/2024.

EDIE OF TREATMENT  
 1/2 INCH IRON ROD FOUND (CM)  
 BLUE PLASTIC CAP STAMPED  
 KEER SURVEYING SET

BYER	SCOTT FORDS AND MARISSA FORDS
TITLE COMPANY	BRENNHAM ABSTRACT & TITLE COMPANY
G.F. No.	2824015