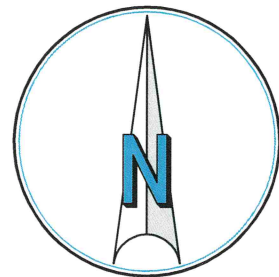


FLOOD PLAIN NOTES:

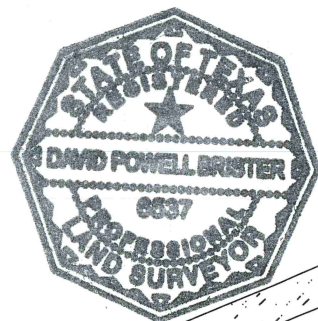
THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE GRIMES COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48185C0350C, EFFECTIVE DATE: 04-03-2012.

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.



SCALE: 1" = 100'



09-21-23
DAVID POWELL BRISTER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6537

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 1.00008635673122 (CALCULATED USING GEOID12B).

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

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY SOUTH LAND TITLE, LLC, GF NO. NC2302547, EFFECTIVE DATE: 09/01/2023. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10g: EASEMENT TO THE STATE OF TEXAS RECORDED IN VOLUME 233, PAGE 50 (DRGCT) DOES NOT CROSS THIS TRACT.
- ITEM 10h: 20' WIDE EASEMENT TO MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION, ET AL. RECORDED IN VOLUME 698, PAGE 33 (RPRGCT) DOES AFFECT THIS TRACT. THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- ITEM 10i: EASEMENT TO AQUILA SOUTHWEST PIPELINE CORPORATION RECORDED IN VOLUME 789, PAGE 349 (RPRGCT) DOES NOT CROSS THIS TRACT.
- ITEM 10j: EASEMENT TO MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION, ET AL. RECORDED IN VOLUME 989, PAGE 352 (RPRGCT) DOES NOT AFFECT THIS TRACT.
- ITEM 10k: EASEMENT TO MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION, ET AL. RECORDED IN VOLUME 992, PAGE 38 (RPRGCT) DOES AFFECT THIS TRACT. THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- ITEM 10l: 20' WIDE EASEMENT TO MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION RECORDED IN DOCUMENT NO. 2021-319544 (RPRGCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
- ITEM 10m: 20' WIDE EASEMENT TO MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION RECORDED IN DOCUMENT NO. 319545 (RPRGCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
- ITEM 10n: 30' WIDE EASEMENT TO PHILLIPS NATURAL GAS COMPANY RECORDED IN VOLUME 791, PAGE 366 (RPRGCT) DOES AFFECT THIS TRACT. THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- 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 (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

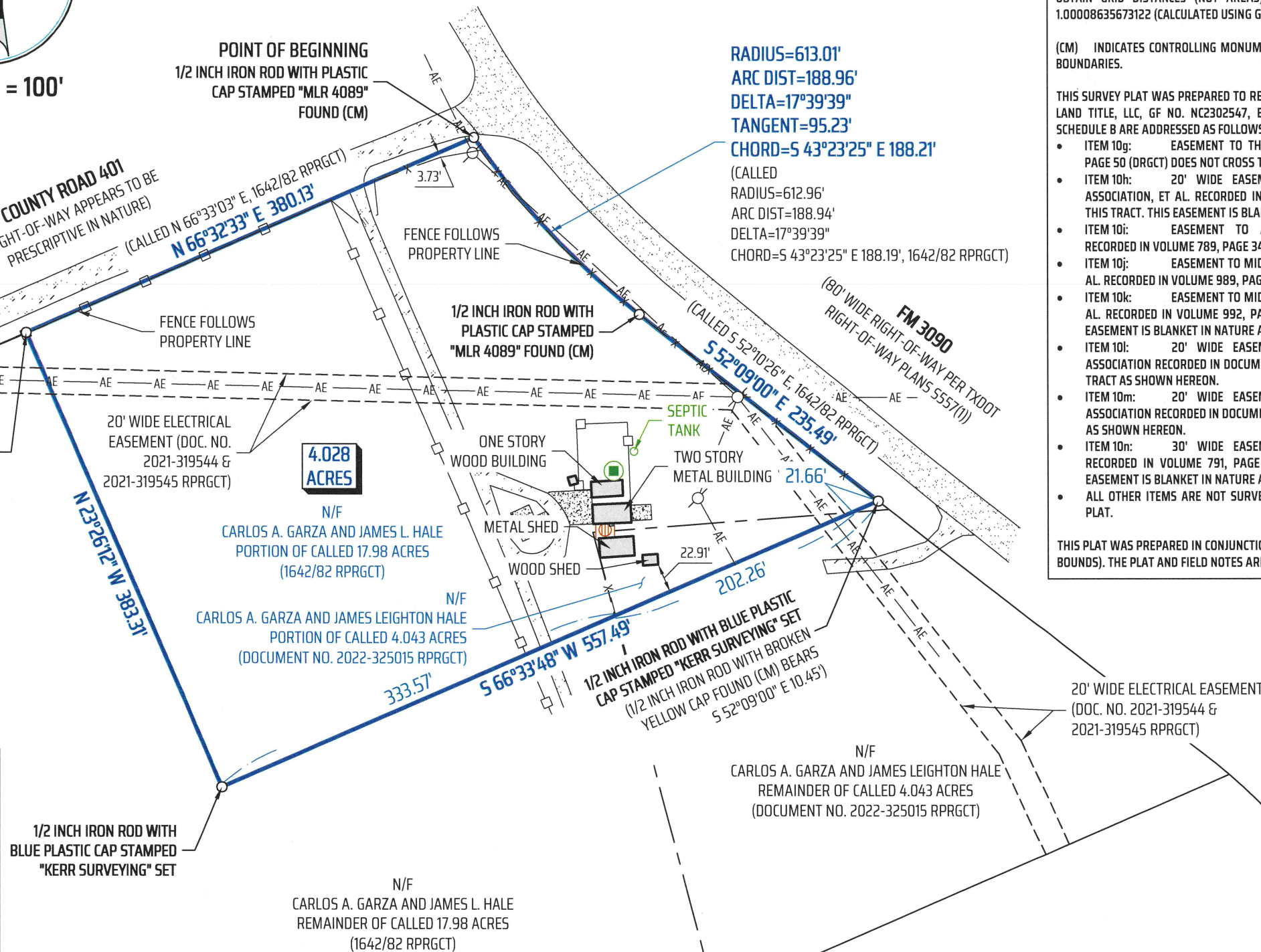
BUYER	KEVIN C. EDWARDS AND ANGELIA L. EDWARDS
TITLE COMPANY	SOUTH LAND TITLE COMPANY
G.F. No.	NV2302547

LAND TITLE SURVEY PLAT OF A 4.028 ACRE TRACT BEING A PORTION OF A CALLED 17.98 ACRE TRACT VOLUME 1642, PAGE 82 RPRGCT AND A PORTION OF A CALLED 4.043 ACRE TRACT DOCUMENT NO. 2022-325015 RPRGCT HANNAH CORNAUGH LEAGUE SURVEY, ABSTRACT 14 GRIMES COUNTY, TEXAS



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

SCALE: 1 INCH = 100 FEET
 SURVEY DATE: 08-08-2023 | PLAT DATE: 09-21-2023
 JOB NUMBER: 23-792 | CAD NAME: 23-792-TITLE (1)
 POINT FILE: 23-792 (cont); 23-792 (job)
 DRAWN BY: MS CHECKED BY: DB
 PREPARED BY: KERR SURVEYING, LLC
 TBPELS FIRM#10018500
 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
 PHONE: (979) 268-3195
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM



LEGEND:

RPRGCT = REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS

DRGCT = DEED RECORDS OF GRIMES COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

() = RECORD INFORMATION

- CLEAN OUT
- UTILITY POLE
- A/C
- AERIAL ELECTRIC LINES
- WOOD FENCE
- BARBED WIRE FENCE
- WIRE MESH FENCE
- CONCRETE
- GRAVEL
- ASPHALT