



SCALE: 1" = 60'



LEVI JONES SURVEY, ABSTRACT 465

CALLLED 'TRACT 4' OF THE SPIRIT OF 76 SUBDIVISION (UNRECORDED)

N/F DALLAS 254 EVENTS LLC
CALLED 10.285 ACRES
(1942/689 OPRHCT)

CALLLED 'TRACT 6' OF THE SPIRIT OF 76 SUBDIVISION (UNRECORDED)

N/F CHARLIE R. MEADOR, JR.
CALLED 10.798 ACRES
(1939/775 OPRHCT)

CALLLED 'TRACT 7' OF THE SPIRIT OF 76 SUBDIVISION (UNRECORDED)

N/F MITCHELL G. KRYNIK
CALLED 31.90 ACRES
(2354/2 OPRHCT)

N/F JAMES H. FINLEY, JR.
CALLED 11.082 ACRES
(2034/360 OPRHCT)

N/F JAMES A. CASCONI & DAWN CASCONI
CALLED 15.78 ACRES
(1839/213 OPRHCT)

- LEGEND:**
- DRHCT = DEED RECORDS OF HILL COUNTY, TEXAS
 - OPRHCT = OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS
 - 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
 - TXDOT = TEXAS DEPARTMENT OF TRANSPORTATION PROJECT CS: 303101
 - N/F = NOW OR FORMERLY
 - () = RECORD INFORMATION
 - (D) = DEED: 2034/360 OPRHCT

- WATER METER
- SEPTIC SYSTEM
- CLEAN OUT
- COMMUNICATION TOWER
- UTILITY POLE
- GUY WIRE
- A/C UNIT
- PROPANE TANK
- PIPE LINE MARKER
- ELECTRIC SERVICE
- TELEPHONE PEDESTAL
- FIBER OPTIC MARKER
- AERIAL ELECTRIC LINES
- BARBED WIRE FENCE
- WIRE MESH FENCE
- DECK
- CONCRETE
- GRAVEL
- ASPHALT

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.



DAVID POWELL BRISTER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6537

3/8" IRON ROD FOUND (CM) BEARS: N 56°33'25" W 973.50' IN 5726/14" W 973.50' 1939/775 OPRHCT

1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5175" FOUND (CM), FROM WHICH A 3/8" IRON ROD WITH PLASTIC CAP STAMPED "SHOCKLEY RPLS 2286" FOUND BEARS: S 11°13'02" W 5.21'

@ 707.84' PASSING A 1/2" IRON ROD FOUND BEARS: S 33°26'35" W 3.89' OFF LINE

N 56°33'17" W 1,074.13' (D)
N 56°33'25" W 1,074.04'

11.17 ACRES

POINT OF BEGINNING
3/8" IRON ROD WITH PLASTIC CAP STAMPED "SHOCKLEY RPLS 2286" FOUND (CM)

FARM-TO-MARKET 2960
(RIGHT-OF-WAY WITH VARIES PER TXDOT MAPS)

GENERAL NOTES:

BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), 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 0.99994431261606 (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 STEWART TITLE GUARANTY COMPANY, GF NO. 74768454, EFFECTIVE DATE: APRIL 11, 2025. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10b: EASEMENT TO BRAZOS RIVER TRANSMISSION ELECTRIC COOPERATIVE RECORDED IN 321/11 DRHCT; DOES APPLY, BUT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- ITEM 10c: EASEMENT TO TEXAS POWER AND LIGHT COMPANY RECORDED IN 367/561 DRHCT; DOES APPLY, BUT IS NOT PLOTTABLE DUE TO A LACK OF DESCRIPTIVE INFORMATION.
- ITEM 10d: EASEMENT TO TEXAS POWER AND LIGHT COMPANY RECORDED IN 368/402 DRHCT; DOES APPLY, BUT IS NOT PLOTTABLE DUE TO A LACK OF DESCRIPTIVE INFORMATION.
- ITEM 10e: EASEMENT TO BRAZOS ELECTRIC POWER COOPERATIVE, INC. RECORDED IN 509/358 DRHCT; DOES APPLY AS SHOWN.
- ITEM 10f: RIGHT-OF-WAY TO THE STATE OF TEXAS RECORDED IN 337/172 DRHCT; DOES NOT APPLY.
- ITEM 10g: RIGHT-OF-WAY TO PNG UTILITY COMPANY RECORDED IN 1044/574 & 1044/578 OPRHCT; DOES APPLY AS 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 (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 HILL COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48217C0365C, EFFECTIVE DATE: 06-02-2011.

BUYER	JAMES H. FINLEY, JR.
TITLE COMPANY	STEWART TITLE GUARANTY COMPANY
G.F. No.	74768454



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

**LAND TITLE SURVEY PLAT
OF A
11.17 ACRE TRACT
BEING ALL OF A CALLED 11.082 ACRES DESCRIBED IN
VOLUME 2034, PAGE 360 OPRHCT
LEVI JONES SURVEY, ABSTRACT 465
HILL COUNTY, TEXAS**

SCALE: 1 INCH = 60 FEET
SURVEY DATE: 06-06-2025 | PLAT DATE: 06-17-2025
JOB NUMBER: 25-0675 | CAD NAME: 25-0675
POINT FILE: 25-0675
DRAWN BY: KTL 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



**FIELD NOTES DESCRIPTION
OF A
11.17 ACRE TRACT
LEVI JONES SURVEY, ABSTRACT 465
HILL COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 11.17 ACRES LYING IN THE LEVI JONES SURVEY, ABSTRACT 465, IN HILL COUNTY, TEXAS, BEING ALL OF A CALLED 11.082 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JAMES H. FINLEY, JR. RECORDED IN VOLUME 2034, PAGE 360 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS (OPRHCT), SAME BEING KNOWN AS 'TRACT 7' OF THE SPIRIT OF 76 SUBDIVISION, AN UNRECORDED SUBDIVISION OF A CALLED 76.058 ACRE TRACT DESCRIBED IN A DEED TO WILDCUB LLC RECORDED IN VOLUME 1920, PAGES 716, 722 AND 728 (OPRHCT); SAID 11.17 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8 inch iron rod with a plastic cap stamped 'SHOCKLEY RPLS 2286' found for angle point in the west right-of-way line of Farm-to-Market 2960 (FM 2960, right-of-way width varies per TXDOT maps), at the southeast corner of a called 10.285 acre tract of land described in a deed to Dallas 254 Events LLC recorded in Volume 1942, Page 689 (OPRHCT), same being known as 'Tract 6' of said unrecorded subdivision, for the northeast corner of said 'Tract 7' and the northeast corner hereof, from which a 3/8 inch iron rod found bears N 09° 44' 56" E a distance of 560.16 feet;

THENCE, with the common line of FM 2960 and said 'Tract 7', for the following four (4) bearings and distances:

- 1) S 09° 44' 56" W**, at a distance of 171.97 feet pass a 1/2 inch iron rod with plastic cap stamped 'RPLS 5175' found on line, and continuing for a total distance of **365.88 feet** to a 1/2 inch iron rod set (all 1/2 inch iron rods set with a blue plastic cap stamped 'KERR SURVEYING');
- 2) S 08° 31' 04" E**, a distance of **104.43 feet** to a 1/2 inch iron rod set;
- 3) S 11° 46' 27" E**, a distance of **111.16 feet** to a 1/2 inch iron rod set;
- 4) S 08° 35' 30" E**, a distance of **273.99 feet** to a 5/8 inch iron rod found at the northeast corner of a called 15.78 acre tract of land described in a deed to James A. Casconi and Dawn Casconi recorded in Volume 1839, Page 213 (OPRHCT), for the southeast corner of said 'Tract 7' and the southeast corner hereof, from which a 1/2 inch iron rod found bears S 08° 35' 30" E a distance of 132.74 feet;

THENCE, departing the west right-of-way line of said FM 2960, with the south line of said 'Tract 7', **N 56° 33' 25" W**, at a distance of 707.84 feet passing a point from which a 1/2 inch iron rod found at the northwest corner of said Casconi tract, same being the northeast corner of a called 31.90 acre tract of land described in a deed to Mitchell G. Krynik recorded in Volume 2354, Page 2 (OPRHCT) bears S 33° 26' 35" W a distance of 132.74 feet, and continuing with the southwest line of said 'Tract 7', for a total distance of **1,074.04 feet** to a 1/2 inch iron rod with plastic cap stamped 'RPLS 5175' found at the southeast corner of a called 10.798 acre tract of land described in a deed to Charlie R. Meador, Jr. recorded in Volume 1939,

Page 775 (OPRHCT), same being known as 'Tract 4' of said unrecorded subdivision, for the southwest corner of said 'Tract 7' and the southwest corner hereof, from which a 3/8 inch iron rod with plastic cap stamped 'SHOCKLEY RPLS 2286' found bears S 11° 13' 02" W a distance of 5.21 feet, and another 3/8 inch iron rod found at the southwest corner of said 'Tract 4' bears N 56° 33' 25" W a distance of 973.50 feet;

THENCE, with the common line of said 'Tract 7' and said 'Tract 4', **N 11° 46' 30" E**, a distance of **351.98 feet** to a 3/8 inch iron rod with plastic cap stamped 'SHOCKLEY RPLS 2286' found on the east line of said 'Tract 4', at the southwest corner of said 'Tract 6', same being the northwest corner of said 'Tract 7', for the northwest corner hereof, from which another 3/8 inch iron rod with plastic cap stamped 'SHOCKLEY RPLS 2286' found bears N 11° 46' 30" E a distance of 560.01 feet;

THENCE, with the common line of said 'Tract 7' and said 'Tract 6', **S 83° 26' 12" E**, a distance of **812.59 feet** to the **POINT OF BEGINNING** hereof and containing **11.17 acres**, more or less.

Surveyed on the ground June 2025 under my supervision. See plat prepared June 2025 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), North Central Zone (4202), Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 0.99994431261606 (calculated using GEOID12B). Reference drawing: 25-0675.


David Powell Brister
Registered Professional Land Surveyor No. 6537

6/17/25



KERR SURVEYING

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