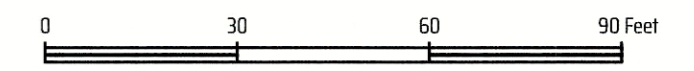


SCALE: 1" = 30'



GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE 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 1.00009731232367 (CALCULATED USING GEOID12B).

ELEVATIONS ESTABLISHED USING THE LEICA SMARTNET LEAR TIME NETWORK (DATUM: NAVD 1988, GEOID12B).

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

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY BURLESON COUNTY TITLE COMPANY, GF NO. 20-0655, EFFECTIVE DATE: 05-05-2021. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- 10c: 15' WIDE UTILITY EASEMENT (626/268 OPRBCT) DOES CROSS THIS TRACT AS SHOWN.
- 10d: 15' WIDE UTILITY EASEMENT (634/600 OPRBCT) DOES CROSS THIS TRACT. THIS EASEMENT ADDS THE EAST LINE OF THIS TRACT (WEST LINE OF STATE HIGHWAY 36). UNABLE TO PLOT DUE TO VAGUE DESCRIPTION.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

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.

LEGEND:

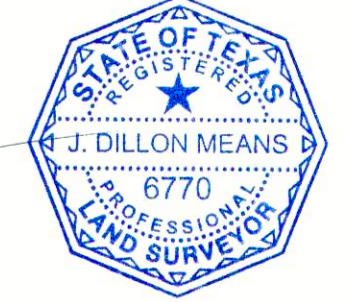
- DRBCT = DEED RECORDS OF BURLESON COUNTY, TEXAS
- OPRBCT = OFFICIAL PUBLIC RECORDS OF BURLESON COUNTY, TEXAS
- 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- N/F = NOW OR FORMERLY
- () = RECORD INFORMATION
- Water Valve
- Water Meter
- Fire Hydrant
- Sanitary Sewer Manhole
- Street Sign
- Utility Pole
- Guy Wire
- Aerial Electric Lines
- Wood Fence
- Barbed Wire Fence
- Chain Link Fence
- Wire Mesh Fence
- Concrete

SURVEYOR'S CERTIFICATE:

I, J. DILLON MEANS, R.P.L.S. NO. 6770, 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.

9-22-2021

 J. DILLON MEANS
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6770



BENCHMARK NOTES

PROJECT BENCHMARK
 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED 'KERR TRAV' SET ON THE EAST SIDE OF STATE HIGHWAY 36, 17.7' FROM THE EDGE OF PAVEMENT AND -20.6' NORTH OF A UTILITY POLE (ELEVATION DATUM NAVD 1988, GEOID12B)

TBM #1
 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED 'KERR TRAV' SET ON THE WEST SIDE OF STATE HIGHWAY 36, 17' FROM THE EDGE OF PAVEMENT AND -20.6' NORTH OF A UTILITY POLE (ELEVATION DATUM NAVD 1988, GEOID12B)

TBM #2
 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED 'KERR TRAV' SET ON THE WEST SIDE OF STATE HIGHWAY 36, 17.7' FROM THE EDGE OF PAVEMENT AND -35' NORTH OF THE 6x6' CURVURT (ELEVATION DATUM NAVD 1988, GEOID12B)

TBM #3
 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED 'KERR TRAV' SET ON THE NORTHWEST PROPERTY LINE AND 112' SOUTHWEST OF A SANITARY SEWER MANHOLE (ELEVATION DATUM NAVD 1988, GEOID12B)

COORDINATES ARE TEXAS STATE PLANE CENTRAL ZONE GRID COORDINATES

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 BURLESON COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48051C0456, EFFECTIVE DATE: 01-06-2011.

PROJECT BENCHMARK

LAND TITLE SURVEY PLAT OF A 3.912 ACRE TRACT CALLED TO BE 3.90 ACRES IN FILE #2021-2687 OPRBCT FRANCIS SMITH LEAGUE SURVEY, ABSTRACT 57 CALDWELL, BURLESON COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
 SURVEY DATE: 09-10-2021 | PLAT DATE: 09-22-2021
 JOB NUMBER: 21-596 | CAD NAME: 21-596
 POINT FILE: 21-596-ALL
 DRAWN BY: WJB CHECKED BY: JDM
 PREPARED BY: KERR SURVEYING, LLC
 TBPELS FIRM#10018500
 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
 PHONE: (979) 268-3195
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

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