



SCALE: 1" = 300'

1/2 INCH IRON ROD WITH BLUE  
PLASTIC CAP STAMPED "KERR  
SURVEYING" FOUND (CM)

OLD SAN ANTONIO ROAD  
(100' WIDE RIGHT-OF-WAY PER  
TXDOT RIGHT-OF-WAY PLANS)

N 55°48'36" E 562.07'  
(CALLED N 58°19'30" E, 562.07'  
18365/154 OPRBCT)

N/F  
MICHAEL W. NICHOLS  
AND DEBRA M. NICHOLS  
CALLED 30.00 ACRES  
(18002/163 OPRBCT)

FLOOD ZONE  
'X' UNSHADED

POINT OF BEGINNING  
1/2 INCH IRON ROD WITH BLUE PLASTIC  
CAP STAMPED "KERR SURVEYING" SET

36.61  
ACRES

N 45°00'03" W 1,879.54'  
(CALLED N 42°29'09" W, 1,879.54'  
18365/154 OPRBCT)

FLOOD ZONE  
'X' UNSHADED

N/F  
MEREDITH J. NEELY  
CALLED 36.621 ACRES  
(18365/154 OPRBCT)

N/F  
JACQUELINE HOLIDY  
CALLED 50 ACRES  
(294/238 DRBCT)

FLOOD ZONE  
'X' UNSHADED

CROSSTIE FENCE  
POST FOUND (CM)

1/2 INCH IRON ROD WITH BLUE  
PLASTIC CAP STAMPED "KERR  
SURVEYING" FOUND (CM)

N 55°48'40" E 666.08'  
(CALLED N 58°19'34" E, 666.08'  
18365/154 OPRBCT)

N/F  
SIDNEY GARY WILLIAMS  
CALLED 122 ACRES  
(10780/261 OPRBCT)

1/2 INCH IRON ROD WITH BLUE  
PLASTIC CAP STAMPED "KERR  
SURVEYING" FOUND (CM)

N 47°28'47" W 521.75'  
(CALLED N 44°57'53" W, 521.75'  
18365/154 OPRBCT)

N/F  
JEANNETTE L. DORIOUCOURT  
CALLED 38.01 ACRES  
(4713/93 OPRBCT)

1/2 INCH IRON  
ROD FOUND (CM)

5 41°38'12" W  
34.81'

5/8 INCH IRON  
ROD FOUND BENT

FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND '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 BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL  
NO. 48041C0050E, REVISED DATE: 05-16-2012.

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 1.00013067731966 (CALCULATED USING GEOD128).

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

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE EXCEPTIONS SHOWN ON THE  
TITLE COMMITMENT ISSUED BY UNIVERSITY TITLE COMPANY, GF NO. 223838,  
EFFECTIVE DATE: 11/01/2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS  
FOLLOWS:

- ITEM 10e: EASEMENT TO WIXON WATER SUPPLY CORPORATION  
RECORDED IN VOLUME 309, PAGE 676, AND VOLUME 332, PAGE 351 (DRBCT)  
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.

ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD  
COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON  
THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY  
VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS  
SHOWN HEREON.

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  
BRAZOS COUNTY, TEXAS

ORBCT = OFFICIAL RECORDS OF  
BRAZOS COUNTY, TEXAS

OPRBCT = OFFICIAL PUBLIC  
RECORDS OF BRAZOS COUNTY,  
TEXAS

123/456 = VOLUME AND PAGE  
FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

() = RECORD INFORMATION

BARBED WIRE FENCE

CONCRETE

GRAVEL

APPROXIMATE LOCATION  
OF FLOOD PLAIN

APPROXIMATE LOCATION OF  
ORIGINAL SURVEY LINE

SURVEYOR'S CERTIFICATE:

I, MICHAEL KONETSKI, R.P.L.S. NO. 6531, 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.

Michael Konetski  
MICHAEL KONETSKI  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6531



LAND TITLE SURVEY PLAT  
OF A  
36.61 ACRE TRACT  
CALLED TO BE 36.621 ACRES IN  
VOLUME 18365, PAGE 154 OPRBCT  
THOMAS W. BLAKEY LEAGUE SURVEY, ABSTRACT 6  
BRAZOS COUNTY, TEXAS



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

SCALE: 1 INCH = 300 FEET  
SURVEY DATE: 04-11-2023 | PLAT DATE: 04-14-2023  
JOB NUMBER: 23-261 | CAD NAME: 23-261-TITLE  
POINT FILE: 23-261 (cont); 23-261 (job)  
DRAWN BY: MS CHECKED BY: MK  
PREPARED BY: KERR SURVEYING, LLC  
TBPELS FIRM#10018500  
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803  
PHONE: (979) 268-3195  
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM