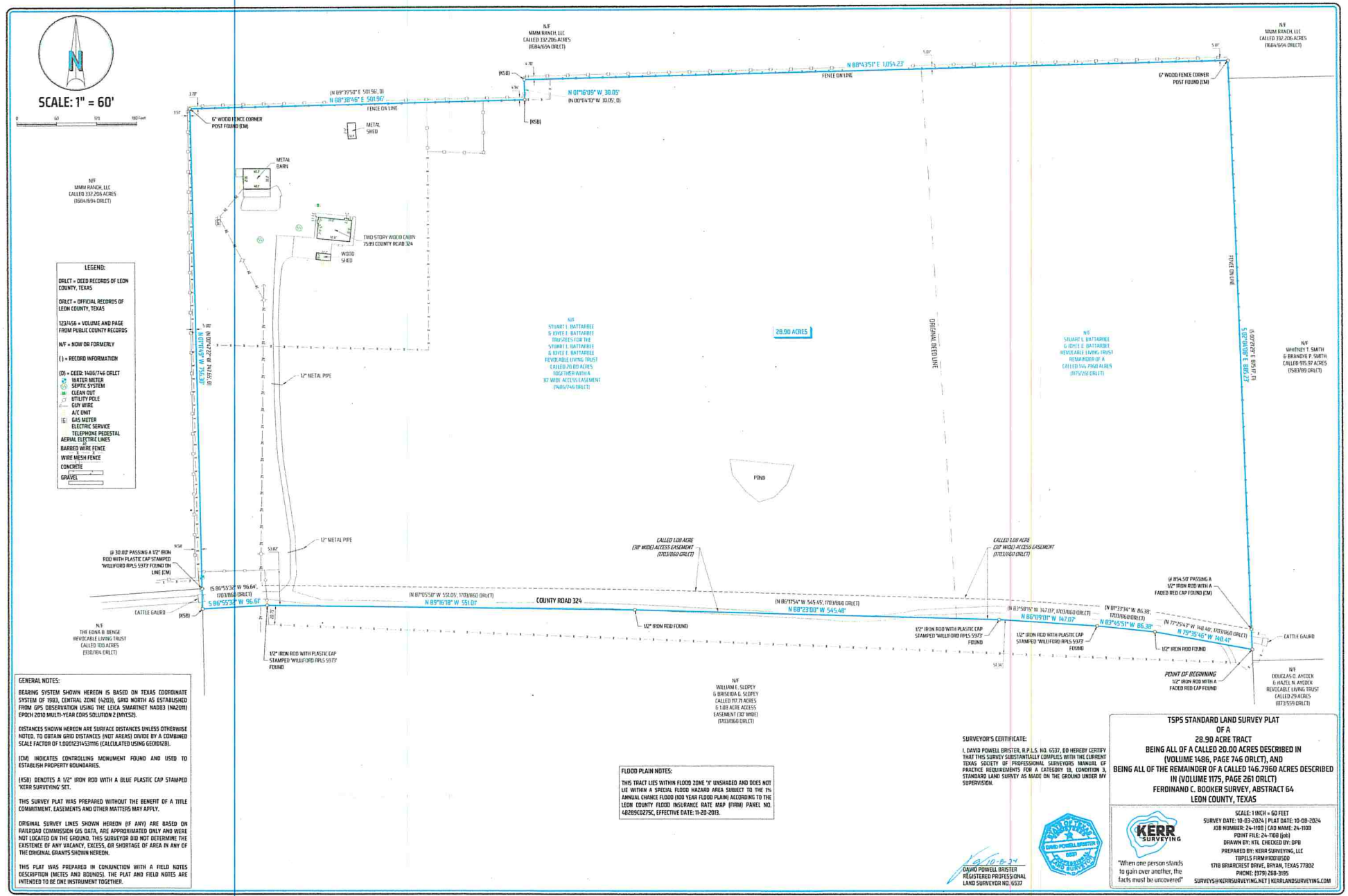

LEGEND:

ORLCT = DEED RECORDS OF LEON COUNTY, TEXAS

ORLCT = OFFICIAL RECORDS OF LEON COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

( ) = RECORD INFORMATION

(D) = DEED: 1486/746 ORLCT

- WATER METER
- SEPTIC SYSTEM
- CLEAN OUT
- UTILITY POLE
- GUY WIRE
- A/C UNIT
- GAS METER
- ELECTRIC SERVICE
- TELEPHONE PEDESTAL
- AERIAL ELECTRIC LINES
- BARBED WIRE FENCE
- WIRE MESH FENCE
- CONCRETE
- GRAVEL

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 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 1.00012314531116 (CALCULATED USING GEOID12B).

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

(RSB) DENOTES A 1/2" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET.

THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.

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.

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 LEON COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48289C0275C, EFFECTIVE DATE: 11-20-2013.

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 1B, CONDITION 3, STANDARD LAND SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

10-8-24

DAVID POWELL BRISTER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6537

TSPS STANDARD LAND SURVEY PLAT
OF A
28.90 ACRE TRACT
BEING ALL OF A CALLED 20.00 ACRES DESCRIBED IN (VOLUME 1486, PAGE 746 ORLCT), AND BEING ALL OF THE REMAINDER OF A CALLED 146.7960 ACRES DESCRIBED IN (VOLUME 1175, PAGE 261 ORLCT)
FERDINAND C. BOOKER SURVEY, ABSTRACT 64
LEON COUNTY, TEXAS

KERR SURVEYING

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

SCALE: 1 INCH = 60 FEET
SURVEY DATE: 10-03-2024 | PLAT DATE: 10-08-2024
JOB NUMBER: 24-1108 | CAD NAME: 24-1108
POINT FILE: 24-1108 (job)
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