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. DAVID POWELL BRISTER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6537 THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011691328509 (CALCULATED USING GEOID12B). 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). GENERAL NOTES (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES. 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. 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. SURVEYOR'S CERTIFICATE: 15 May 1858 May 1868 INDICATES THE DISTANCE CALLS FILED IN GENERAL LAND OFFICE FILE NO. **N 59°29'04" W 27.21'** (10.44 VARAS, D) VOLUME 456, PAGE 789 OPRBCT PERMANENT SCHOOL FUND LAND, ABSTRACT 263 (PER GENERAL LAND OFFICE) PO TO MANAGE POR 10.0.0 Y FENCE ON LINE TSPS STANDARD LAND SURVEY PLAT 0.461 ACRE TRACT CALLED TO BE 0.48 ACRES IN PAUL D. TURNEY AND WIFE, CHERYL K. TURNEY REMAINDER OF A CALLED 145.172 ACRES (3504/184 OPRBCT) BRAZOS COUNTY, TEXAS 837 OF A Ham Lis Shushing Ham Lis Man Mill Ham Lis Man Mill Ham Man Mill Ham Mill Ha THE PART OF S SEPTIC CLEAN OUT UTILITY POLE GUY WIRE GAS PIPELINE SIGN OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS () = RECORD INFORMATION N/F = NOW OR FORMERLY 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS AERIAL ELECTRIC LINES BARBED WIRE FENCE METAL OR PIPE FENCE LEGEND: 3.41 GAI. TE VARAS D) NEXO COLOR I SHE GIT N/F JIMMY RAY WRIGHT AND WIFE, BETTY RILEY WRIGHT CALLED 15.00 ACRES (300/316 DRBCT) GROSS VARAS DI 0.461 ACRES THOMAS A CLARK SLAVELY 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET, — FROM WHICH A 60D NAIL FOUND BEARS S 43°40'57" E 0.97' POINT OF COMMENCEMENT 1/2 INCH IRON ROD FOUND (CM) POINT OF BEGINNING N/F SHAYNE FORSYTH - CALLED 0.48 ACRES (14392/257 OPRBCT) **RILEY ROAD**(A COUNTY MAINTAINED PUBLIC ROAD, ~ APPEARS TO BE PRESCRIPTIVE IN NATURE) N/F RANDALL E. JENNINGS CALLED 9.779 ACRES (10920/41 OPRBCT) Ø **B** 2.82 539°B'06"W 130.82 SOLD THE LEGISTAL STREET OF THE STREET OF TH **S 47°25'20" E1** (5.74 VARAS, D) EDGE OF PAVEMENT

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

SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

PREPARED BY: KERR SURVEYING, LLC TBPELS FIRM#10018500 1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802 PHONE: (979) 268-3195 **KERR**

SURVEY DATE: 08-09-2024 | PLAT DATE: 08-12-2024 JOB NUMBER: 24-902 | CAD NAME: 24-902-BNDY

FLOOD PLAIN NOTES:

SCALE: 1 INCH = 100 FEET

DRAWN BY: RCU CHECKED BY: DPB

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 BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041CO250E, REVISED DATE: 05-16-2012.

SCALE: 1"

100