

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 CORRS SOLUTION 2 (MVC52).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0001691328509 (CALCULATED USING GEOID12B).

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

(D) INDICATES THE DISTANCE CALLS FILED IN GENERAL LAND OFFICE FILE NO. 155941.

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.

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

SEPTIC

CLEAN OUT

UTILITY POLE

GUY WIRE

GAS PIPELINE SIGN

AERIAL ELECTRIC LINES

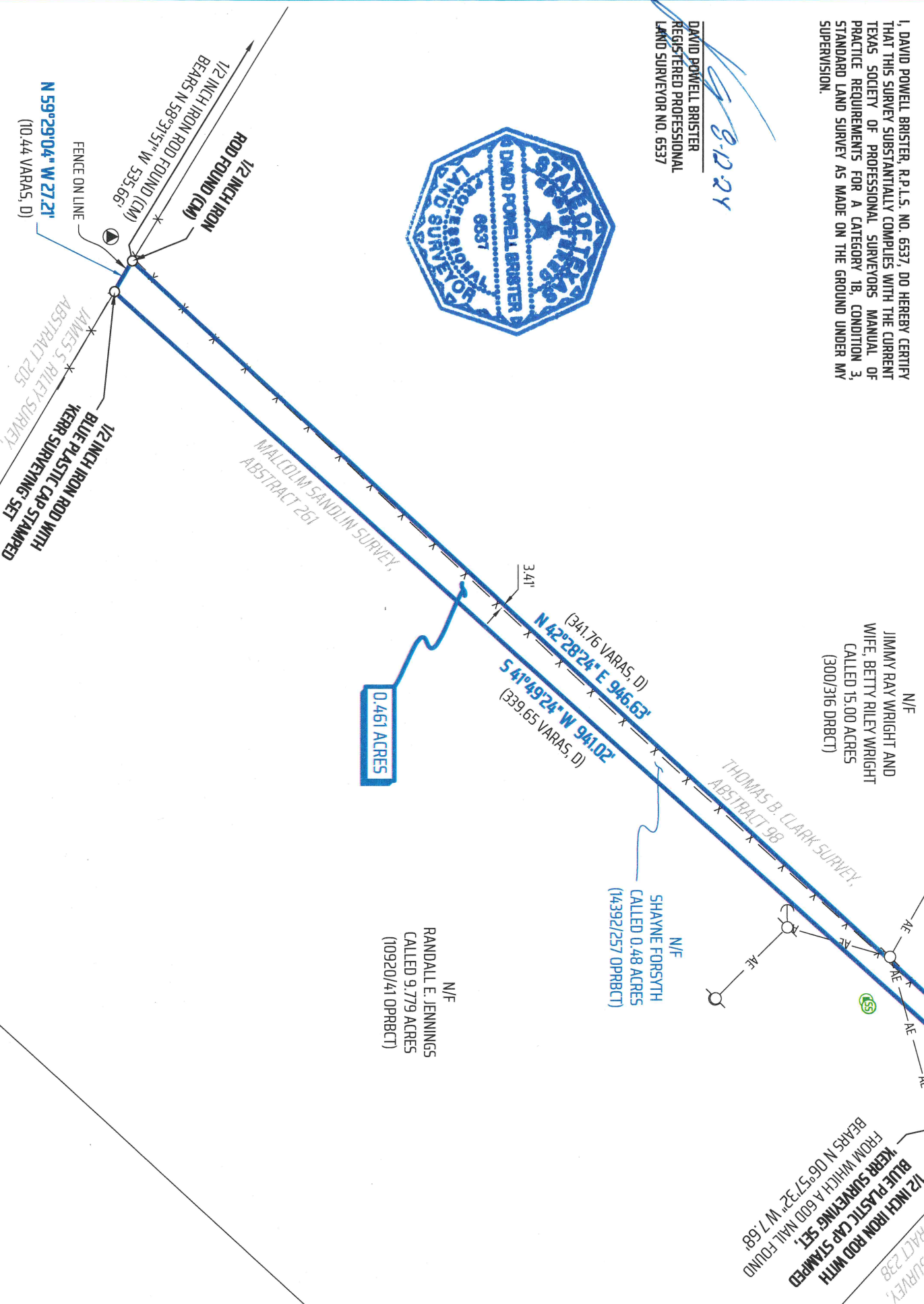
BARBED WIRE FENCE

METAL OR PIPE FENCE

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.

DAVID POWELL BRISTER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6537



TSPS STANDARD LAND SURVEY PLAT

OF A

0.461 ACRE TRACT

CALLED TO BE 0.48 ACRES IN  
VOLUME 456, PAGE 789 OPRBCT

PERMANENT SCHOOL FUND LAND, ABSTRACT 263

(PER GENERAL LAND OFFICE)

BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET

SURVEY DATE: 08-09-2024 | PLAT DATE: 08-12-2024

JOB NUMBER: 24-902 | CAD NAME: 24-902-BNDY

POINT FILE: 24-902

DRAWN BY: RCU CHECKED BY: DPB

PREPARED BY: KER R SURVEYING, LLC

TBPELS FIRM#10018500

1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802

PHONE: (979) 268-3195

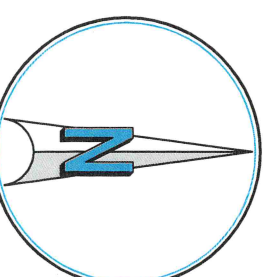
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM



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

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 BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0250E, REVISED DATE: 05-16-2012.



SCALE: 1" = 100'