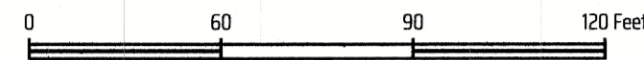




SCALE: 1" = 60'



SURVEYOR'S CERTIFICATE:

I, NATHAN PAUL KERR, R.P.L.S. NO. 6834, 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 AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON.

Nathan Paul Kerr
NATHAN PAUL KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6834



5/7/2021

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 (SMYCS2).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00012050042542 (CALCULATED USING GEOID12B).

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

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

TREE CIRCLES DO NOT REPRESENT THE ACTUAL CANOPY SIZE.

THIS SURVEY REFLECTS THE BOUNDARY OF THE PROPERTY ONLY. ADDITIONAL IMPROVEMENTS MAY EXIST AND WERE NOT LOCATED AT THE TIME OF 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.

1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 5345" FOUND BEARS: S 25°09'45" E 2.23' FROM PROPERTY CORNER

N 22°07'47" W 435.05'
N 22°07'47" W 435.05'
(N 22°07'47" W 435.05' DEED CALL 2021-140 ORMCT)

N/F SHARON LYN HANSON CALLED 77.286 ACRE TRACT (805/323 ORMCT)

1/2 INCH IRON ROD FOUND (CM)

1/2 INCH IRON ROD FOUND (CM) BEARS: S 22°07'47" E 435.05' (N 22°07'47" W 435.05' DEED CALL 2021-3694 AND 2021-140 ORMCT)

60' ROAD EASEMENT (2018-18384 ORMCT)

19.16 ACRES

N/F JENNIFER ELIZABETH BRAHAM CALLED 19.119 ACRE TRACT (2021-140 ORMCT)

S 69°39'45" W 1686.88'
S 69°39'45" W 1686.88'
(S 77°10'55" W 1685.99' DEED CALL 2021-140 ORMCT)

N/F CAROL ANN SAYLE CALLED 15.00 ACRE TRACT TRACT THREE (2020-3694 ORMCT)

N/F GREGORY ALBERT BURTON CALLED 256-1/2 ACRE TRACT (1274/12 ORMCT)

N 69°39'45" E 1686.83'
N 69°39'45" E 1686.83'
(N 77°10'55" E 1686.30' DEED CALL 2021-140 ORMCT)

1/2 INCH IRON ROD WITH BLUE CAP STAMPED "KERR SURVEYING" SET

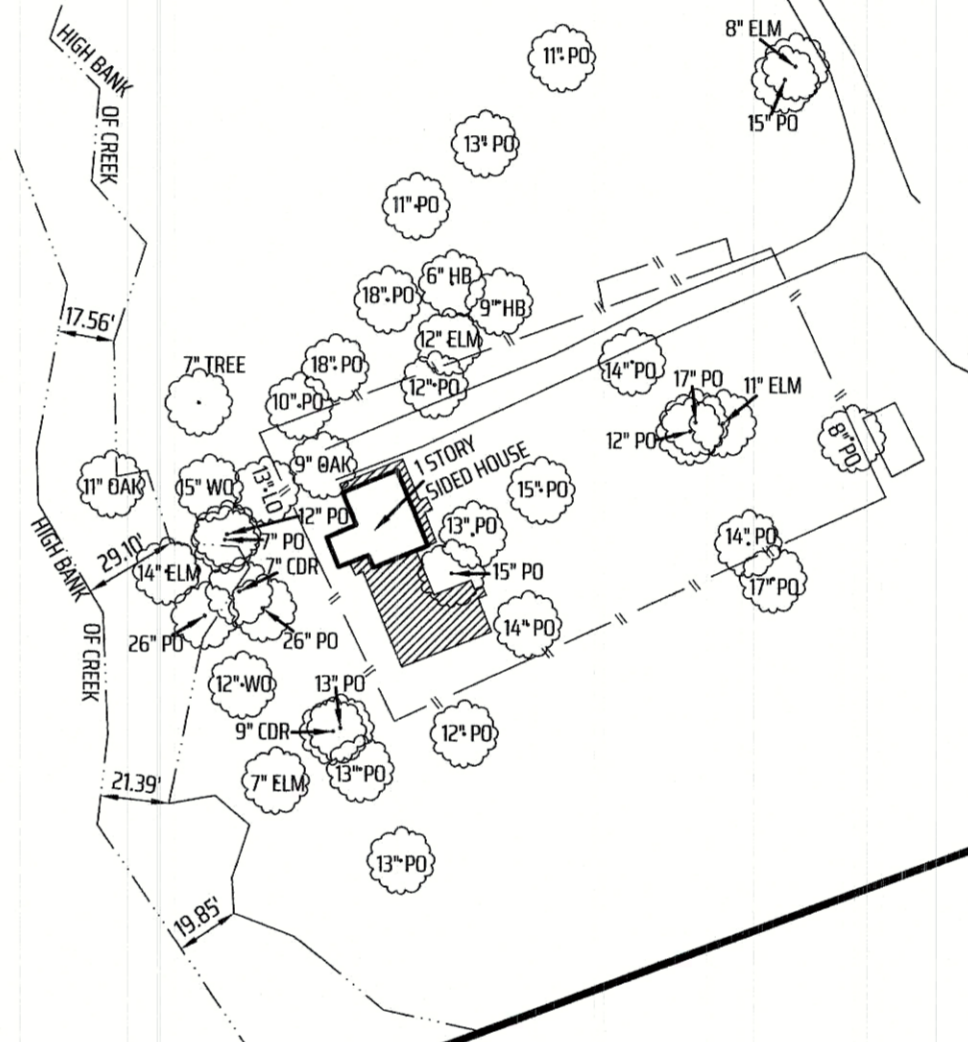
POINT OF BEGINNING
N 102°53'32.85"
E 344.3020.70

N/F MYRON E. ELY AND DONNA R. ELY CALLED 125 ACRE TRACT (764/272 ORMCT)

50' ROAD EASEMENT (2021-140 ORMCT)

1/2 INCH IRON ROD FOUND (CM)

1/2 INCH IRON ROD FOUND (CM) BEARS: S 22°07'47" W 435.05' (N 22°07'47" W 435.05' DEED CALL 2021-3694 AND 2021-140 ORMCT)



ORMCT = OFFICIAL RECORDS OF MILAM COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

() = RECORD INFORMATION

- TREES:
 - PO = POST OAK
 - WO = WATER OAK
 - LO = LIVE OAK
 - CDR = CEDAR
 - HB = HACKBERRY
 - ELM = ELM
 - OAK = OAK
- BARBED WIRE FENCE
- WOOD FENCE
- DECK

TSPS STANDARD LAND SURVEY PLAT OF A 19.16 ACRE TRACT CALLED TO BE 19.119 ACRES IN DOCUMENT NO. 2021-140 ORMCT FERNANDO RODRIGUEZ SURVEY, A-53 MILAM COUNTY, TEXAS



SCALE: 1 INCH = 60 FEET
SURVEY DATE: 04-30-2021 | PLAT DATE: 05-07-2021
JOB NUMBER: 21-282 | CAD NAME: 21-282
POINT FILE: 21-282 (job)
DRAWN BY: NLBW CHECKED BY: NPK
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"

