

LAND TITLE SURVEY PLAT
OF
"COMMERCIAL" LOT 54, BLOCK 10F
SHEPHERD CREEK ESTATES
VOLUME 858, PAGE 139 MNMCT
DAVID WYATT SURVEY, ABSTRACT 242
MAJORS COUNTY, TEXAS

LEGAL DESCRIPTION
"COMMERCIAL" LOT 54, BLOCK 1, SHEPHERD CREEK ESTATES, A SUBDIVISION IN MAJORS COUNTY, TEXAS, ACCORDING TO THE AMENDING MAP OR PLAT THEREOF RECORDED IN VOLUME 858, PAGE 139, MAP RECORDS, MAJORS COUNTY, TEXAS.



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

DAVID WYATT SURVEY, ABSTRACT 242
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FLOOD PLAN 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 MAJORS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48180 0080 A, EFFECTIVE/REVISION DATE: 09-27-1991.

BUYER: DON R. HATCHER & BEVERLY J. HATCHER
TITLE COMPANY: MUSTANG TITLE
G.F. No.: 250056

UPDATED TO CATEGORY 1A
SURVEY ON 4/17/2025

LEGEND:

- DMNCT - DEED RECORDS OF MAJORS COUNTY, TEXAS
- OMNCT - OFFICIAL RECORDS OF MAJORS COUNTY, TEXAS
- MNACT - MAP RECORDS OF MAJORS COUNTY, TEXAS
- 123/456 - VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- N/F - NOW OR FORMERLY
- (P) = PLAT: 889/139 MNMCT
- (1) = RECORD INFORMATION
- UTILITY POLE
- TRANSMITTER
- ELECTRIC SERVICE
- TELEPHONE PEDESTAL
- FIBER OPTIC MARKER
- AERIAL ELECTRIC LINES
- CONCRETE
- ASPHALT

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 MA083 (MAJORS) Epoch 2010 MULTI-YEAR CONS SOLUTION 2 (WVCS2).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A CORRECTED SCALE FACTOR OF 1.0000282934699 (CALCULATED USING GSDIM28).

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

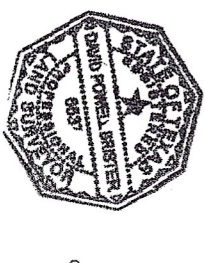
(R) DENOTES THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SHEPHERD CREEK ESTATES SUBDIVISION RECORDED IN 678276 OPMNCT.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY MUSTANG TITLE OF NO. 250056, EFFECTIVE DATE: MARCH 12, 2025. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

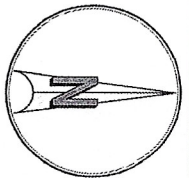
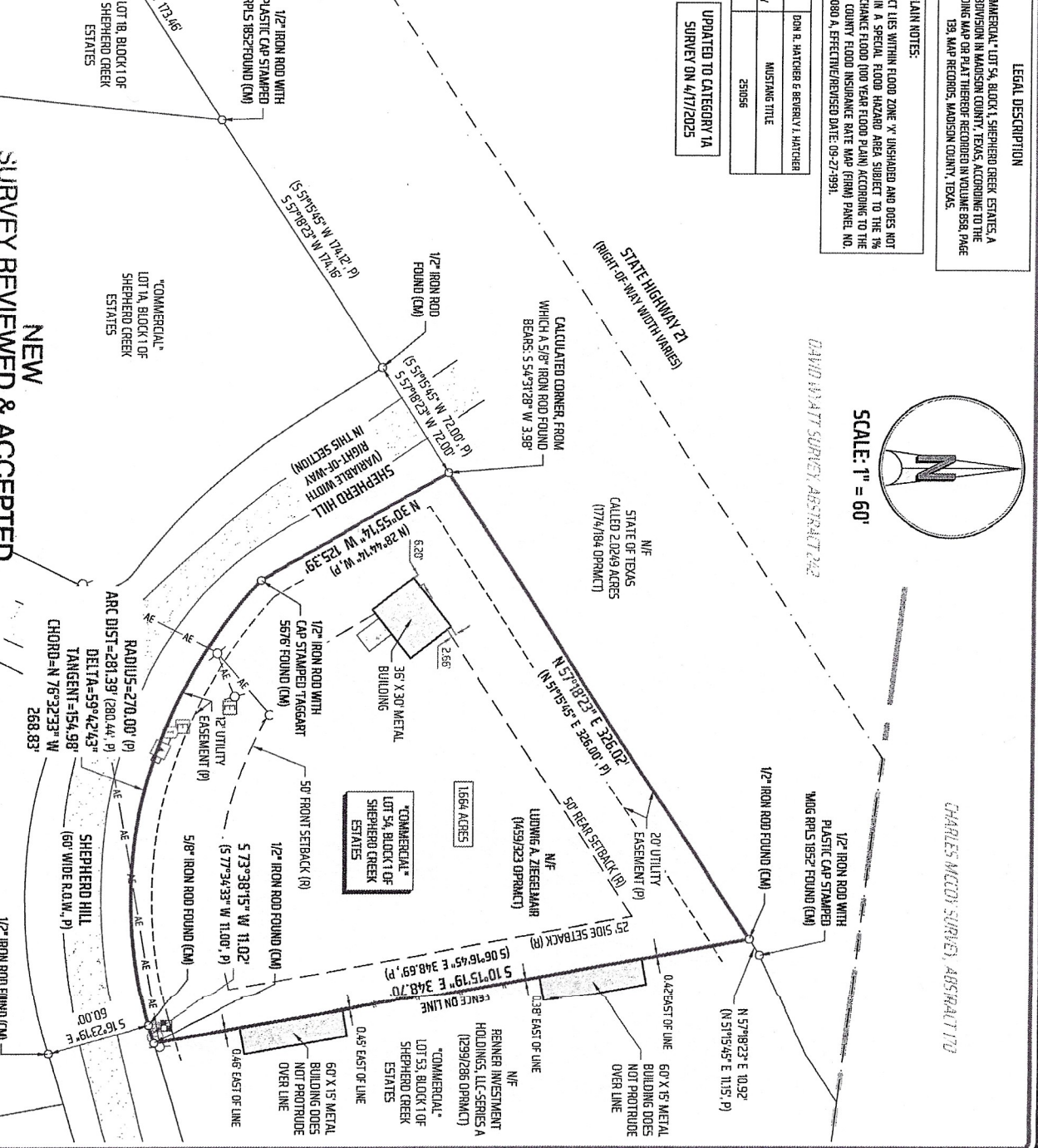
- ITEM 10F: ELECTRIC AND TELEPHONE EASEMENT RECORDED IN 791932 DMNCT; DOES NOT CROSS THIS TRACT.
- ITEM 10G: TELEPHONE EASEMENT RECORDED IN 132185 DMNCT; BLANKET IN NATURE AND NOT PLATTABLE.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON BALDADO 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.

SURVEYOR'S CERTIFICATE:
I, DAVID POWELL BRISTER, 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 1A, CONDITION 3, LAND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.



DAVID POWELL BRISTER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6537



DAVID WYATT SURVEY, ABSTRACT 242

CHARLES MCGON SURVEY, ABSTRACT 172

NEW
SURVEY REVIEWED & ACCEPTED

Date: 4.23.25

