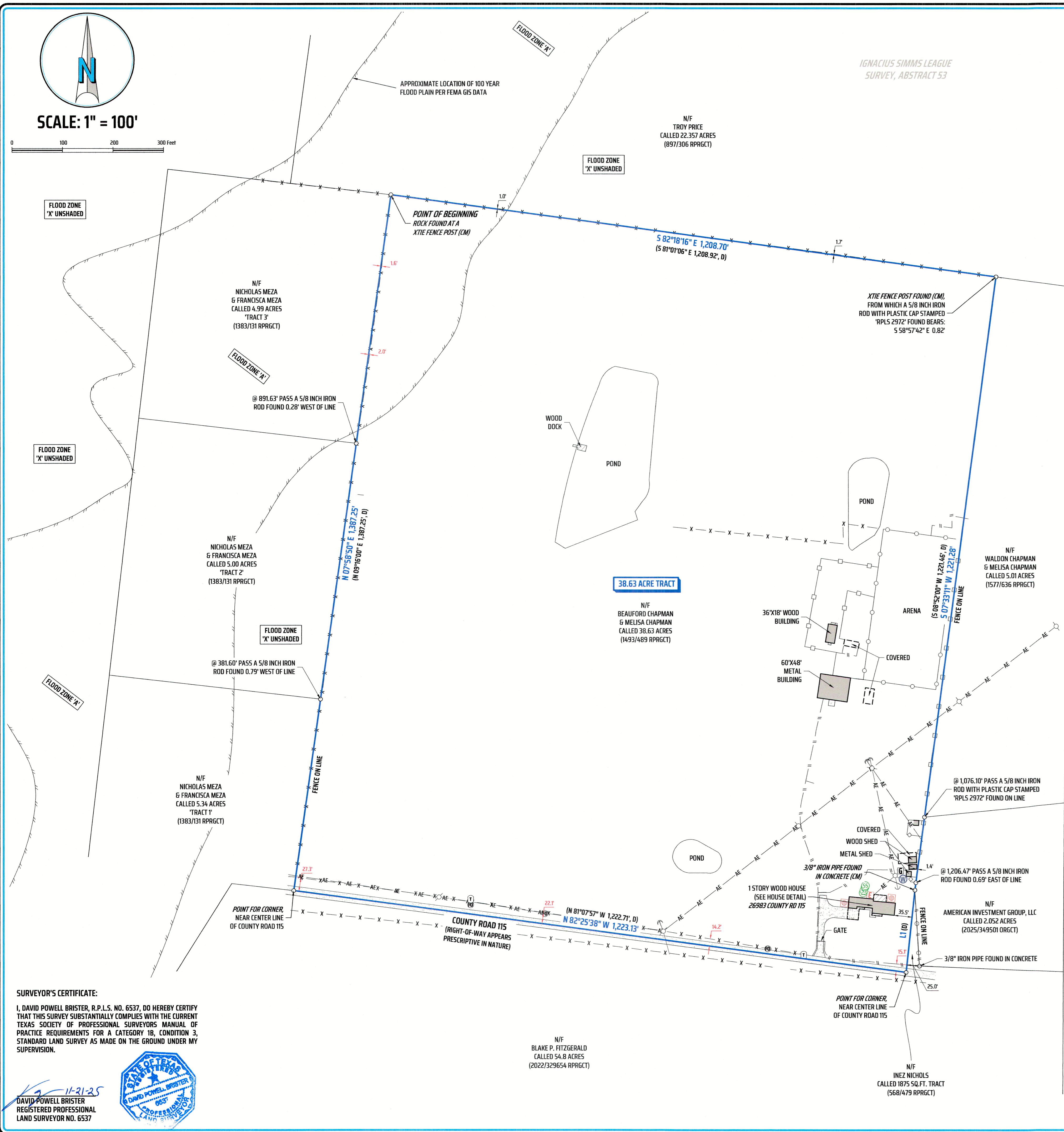
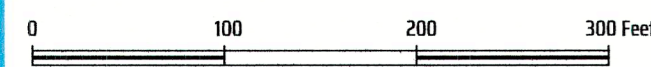


SCALE: 1" = 100'



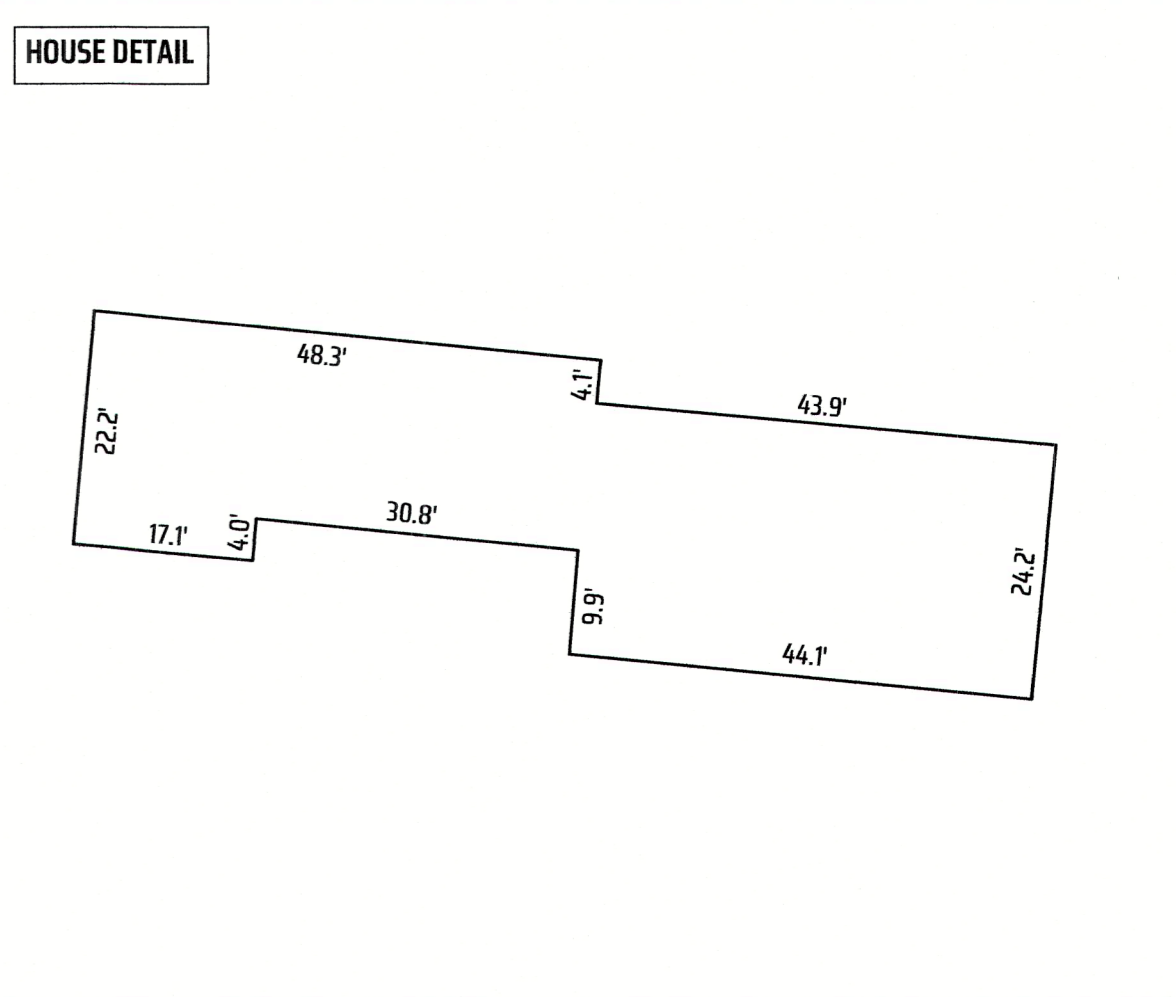
TITLE COMMITMENT/REPORT NOTES:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT OR TITLE REPORT. AS SUCH, IT DOES NOT ADDRESS EASEMENTS, ENCUMBRANCES, OR OTHER MATTERS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY. ADDITIONAL TITLE RESEARCH MAY REVEAL CONDITIONS NOT SHOWN HEREON.

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 1.00012268050678 (CALCULATED USING GEOID12B).
(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
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.
UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON 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.
VISIBLE IMPROVEMENTS WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. IMPROVEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREON.
FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. THE FENCE LINE MAY MEANDER BETWEEN SAID MEASURED LOCATIONS. THE DIMENSIONS SHOWING THE DISTANCE BETWEEN THE FENCE AND THE PROPERTY LINE ALSO INDICATES WHICH SIDE OF THE PROPERTY LINE THE FENCE IS ON.

FLOOD PLAIN NOTES:
THIS TRACT LIES WITHIN FLOOD ZONE 'A' AND DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE GRIMES COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48195C0075C, EFFECTIVE DATE: 04-03-2012, REFERENCED ON 11-20-2025.
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 06°07'13" W	163.40'
L1(D)	S 07°26'11" W	163.40'

- LEGEND:**
- ORCGT = OFFICIAL RECORDS OF GRIMES COUNTY, TEXAS
 - RPRGCT = REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS
 - 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
 - N/F = NOW OR FORMERLY
 - () = RECORD INFORMATION
 - (D) = DEED: 1493/289 RPRGCT
 - SEPTIC SYSTEM
 - UTILITY POLE
 - GUY WIRE
 - A/C UNIT
 - PROPANE TANK
 - ELECTRIC SERVICE
 - TELEPHONE PEDESTAL
 - FIBER OPTIC MARKER
 - WATER WELL
 - AERIAL ELECTRIC LINES
 - WOOD FENCE
 - BARBED WIRE FENCE
 - WIRE MESH FENCE
 - PIPE FENCE
 - DECK
 - CONCRETE
 - GRAVEL



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.
1-21-25
DAVID POWELL BRISTER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6537



N/F
BLAKE P. FITZGERALD
CALLED 54.8 ACRES
(2022/329654 RPRGCT)

TSPS STANDARD LAND SURVEY PLAT
OF A
38.63 ACRE TRACT
BEING ALL OF A CALLED 38.63 ACRES DESCRIBED IN
VOLUME 1493, PAGE 489 RPRGCT
IGNACIUS SIMMS LEAGUE SURVEY, ABSTRACT 53
GRIMES COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
FIELD SURVEY DATE: 10-31-2025 | PLAT DATE: 11-20-2025
JOB NUMBER: 25-1333 | CAD NAME: 25-1333-515
POINT FILE: 23-895 (cont); 25-1333 (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

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