

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORRS 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 1.0009306195803 (CALCULATED USING GEOID12B).

(CM) INDICATES A CONTROLLING MONUMENT FOUND AND USED AS THE BASIS FOR ESTABLISHING PROPERTY BOUNDARIES. OTHER MONUMENTS DESCRIBED AS "FOUND" ARE SHOWN AT THEIR LOCATED POSITIONS AND WERE CONSIDERED AS SUPPORTIVE EVIDENCE OF THE BOUNDARY SHOWN HEREON.

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.

VISIBLE IMPROVEMENTS WERE LOCATED; NO SUBSURFACE PROBING, EXCAVATION, OR EXPLORATION WAS PERFORMED. ADDITIONAL UNDERGROUND UTILITIES AND IMPROVEMENTS 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.

DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT TO AN EXPERT CONSULTANT.

THIS SURVEY DOES NOT PROVIDE A DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

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.

THIS TRACT DOES NOT LIE WITHIN A MUNICIPALITY AND LIES ENTIRELY WITHIN THE UNINCORPORATED LIMITS OF WALLER COUNTY, TEXAS.

TITLE COMMITMENT NOTES

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY STELLAR TITLE GROUP, LLC., GF NO. ST-2025-5595, EFFECTIVE DATE: DECEMBER 21, 2025. NO SURVEY RELATED ITEMS WERE LISTED UNDER SCHEDULE B.

LEGEND:

DRWCT = DEED RECORDS OF WALLER COUNTY, TEXAS

OPRWCT = OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

() = RECORD INFORMATION

○ = UTILITY POLE

— = GUY WIRE

⊕ = TELEPHONE PEDESTAL

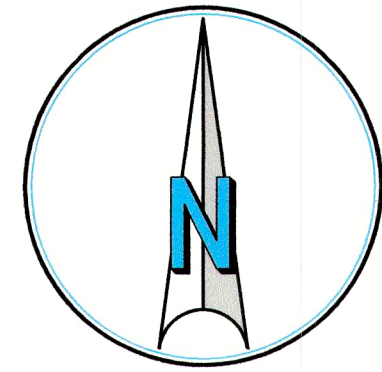
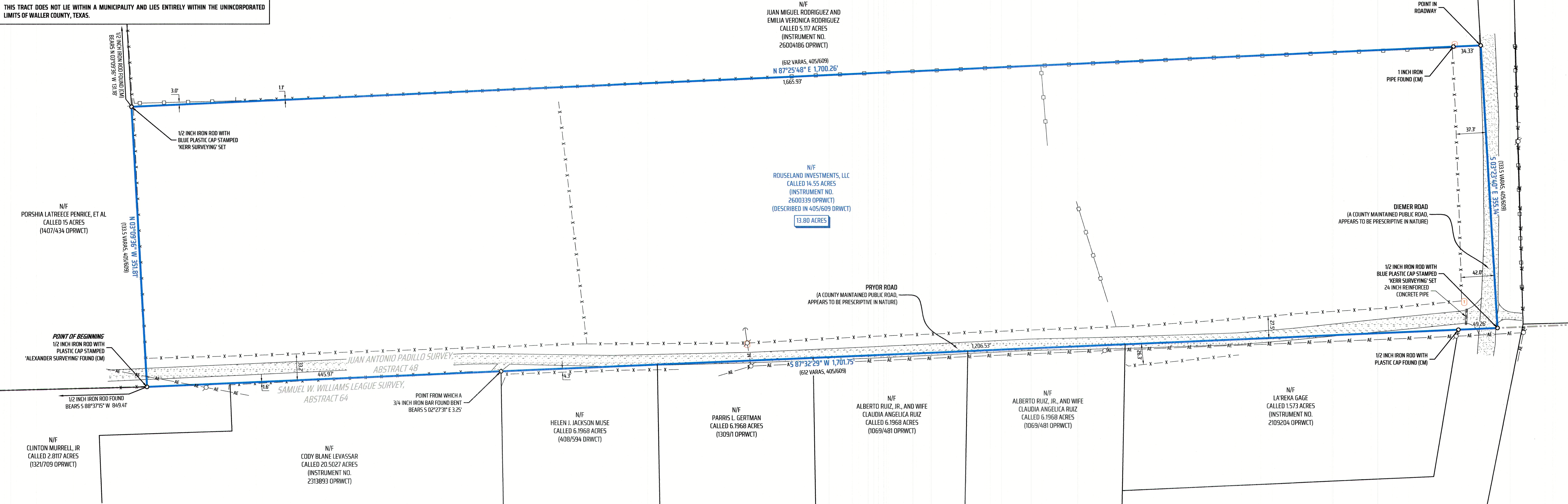
— = AERIAL ELECTRIC LINES

— = BARBED WIRE FENCE

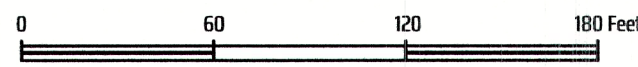
— = WIRE MESH FENCE

— = GRAVEL

— = ASPHALT

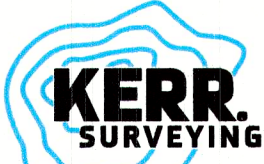


SCALE: 1" = 60'



LAND TITLE SURVEY PLAT
OF A

13.80 ACRE TRACT
CALLED TO BE 14.55 ACRES IN
INSTRUMENT NO. 2600339 OPRWCT
DESCRIBED IN
VOLUME 405, PAGE 609 DRWCT
JUAN ANTONIO PADILLO SURVEY, ABSTRACT 48
WALLER COUNTY, TEXAS



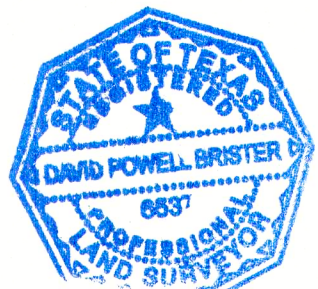
"When one person stands
to gain over another, the
facts must be uncovered"

SCALE: 1 INCH = 60 FEET
FIELD SURVEY DATE: 06-26-2026 | PLAT DATE: 06-26-2026
JOB NUMBER: 26-0691 | CAD NAME: 26-0691-TITLE
POINT FILE: 26-0691-ALL
DRAWN BY: RCU 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

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 1A, CONDITION 3, LAND
TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

DAVID POWELL BRISTER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6537



FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN FLOOD ZONE 'A' AND LIES ENTIRELY
WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1%
ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO
THE WALLER COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL
NO. 48473C0250E, EFFECTIVE DATE: 02-18-2009, REFERENCED ON
06-25-2026.

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.