

GENERAL NOTES

невень —

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE SOUTH CENTRAL ZONE 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 GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000075 (CALCULATED USING GEOID12B).

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

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY HOMELAND TITLE, GF NO. 13-201741KL, EFFECTIVE DATE: 04-28-2020, ISSUED: 05-05-2020. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

 10d: DRAINAGE CHANNEL, 153/394
 (D.R.W.C.T.), DOES NOT CROSS THIS TRACT AS SHOWN HEREON.

- 10e: 80' WIDE RIGHT-OF-WAY EASEMENT TO THE COUNTY OF WALLER, 166/80 (D.R.W.C.T.), APPLIES TO BAETHE ROAD. THIS EASEMENT ADJOINS THE SOUTH PROPERTY LINE OF THIS TRACT, BUT DOES NOT CROSS ANY PORTION OF THIS TRACT.

- 10f: EASEMENT TO HOUSTON LIGHTING & POWER CO., 212/315 (D.R.W.C.T.), DOES NOT CROSS THIS TRACT (EASEMENT ADJOINS BETKA ROAD).

ALL OTHER ITEMS ARE NOT SURVEY ITEMS
 AND/OR ARE NOT ADDRESSED BY THIS PLAT.

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:

(D.R.W.C.T.) = DEED RECORDS OF WALLER COUNTY, TEXAS

(O.P.R.W.C.T.) = OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

BARBED WIRE FENCE

-x-x-x-

MARKING THE ORIGINAL NORTHY CALLED 30.000 ACRE TRACT (BEARS: N 02'02'54" (CALLED 3.88 ACRE DRAINAGE EASEMENT, 153/394 (D.R.W.C.T.)	SURVEYOR'S CERTIFICATE: I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT TO PLAT IS A TRUE REPRESENTATION OF A CATEGORY 1A, CONDITION UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCION AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48473C0175E, EIGHT BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4502	O THE BEST OF MY KNOWLEDGE THIS ON IV SURVEY MADE ON THE GROUND ROACHMENTS ON THIS TRACT EXCEPT NATED 100 YEAR FLOOD PLAIN FFECTIVE DATE: 02-18-2009.
W 1,084.42 1	1/2 INCH IRON ROD WITH CAP STAMPED 'PRECISION SURVEYORS' FOUND BEARS: N 87'24'25" E 0.18' FROM PROPERTY CORNER DEED CALL: N 89'49'00" E 1,204.93', DOC#1505544 (O.P.R.W.C.T.) N 87'24'25" E 1,206.55' MEASURED N/F WILLIAM M. KALBOW REMAINDER OF CALLED	LOT 13 LOT 12 LOT 11 LOT 10 S 01:59'31" E 80	SURVE
N/F LEGACY SPORTS, LTD. CALLED 79.581 ACRE TRACT 1159/423 (O.P.R.W.C.T.)	APPROXIMATE LOCATION OF SNAKE CREEK 1/2 INCH IRON ROD FOUND (CM)	BLACK FALCON COURT Solition Creek Ridge Farms (SUBDIVISION) PLAT, 924/510 (O.P.R.B.C.T.)	
PROPERTY CORN FALLS IN 8" CREOSO FENCE CORNER PO	72.502 ACRE TRACT	LOT 19	
N/F ROSS L. DAHSE TRUST CALLED 40.393 ACRES (PER WALLER COUNTY APPRAISAL DISTRICT)	POND POND POND POND N 02'08'41" W 1.446.79' MEASURED X X X X X X X X X X X X X X X X X X X	DEB O OLL 20 N/F VICHAYITOS PROPERTIES, LLC CALLED 35.945 ACRE TRACT DOC#1306933 (O.P.R.W.C.T.) BEING A PORTION OF A CALLED 328.303 ACRE TRACT 489/62 (D.R.W.C.T.) LOT 21 LOT 22 POINT OF BEGINNINING 1 INCH IRON	

BUYER JOSEPH HEADLEY AND KENDALL HEADLEY TITLE COMPANY G.F. No. 13-201741KL

OF A
72.502 ACRE TRACT

H&TC RR CO. SURVEY, A-59 WALLER COUNTY, TEXAS

SCALE: 1 INCH = 200 FEET

THE KS LLC

SURVEY DATE: 05-06-2020 PLAT DATE: 05-06-2020 JOB NUMBER: 20-209 CAD NAME: 20-209 POINT FILE: 20-209-ALL

PREPARED BY: KERR SURVEYING, LLC (TBPELS FIRM#10018500) 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803

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