

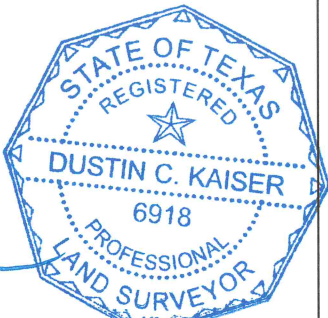
SCALE: 1" = 100'

HENRY R. CARTMELL  
SURVEY, ABSTRACT 163

BUYER	IGOR LLC
TITLE COMPANY	FIRST AMERICAN TITLE GUARANTY COMPANY
G.F. No.	2304851-BUD

SURVEYOR'S CERTIFICATE:

I, DUSTIN C. KAISER, R.P.L.S. NO. 6918, 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.



DUSTIN C. KAISER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6918

3/14/23

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 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 1.00011502078017 (CALCULATED USING GEOID12B).

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

(KSB) DENOTES A 1/2 INCH IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET.

THIS SURVEY WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF NO. 2304851-BUD, EFFECTIVE DATE: FEBRUARY 3, 2023. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

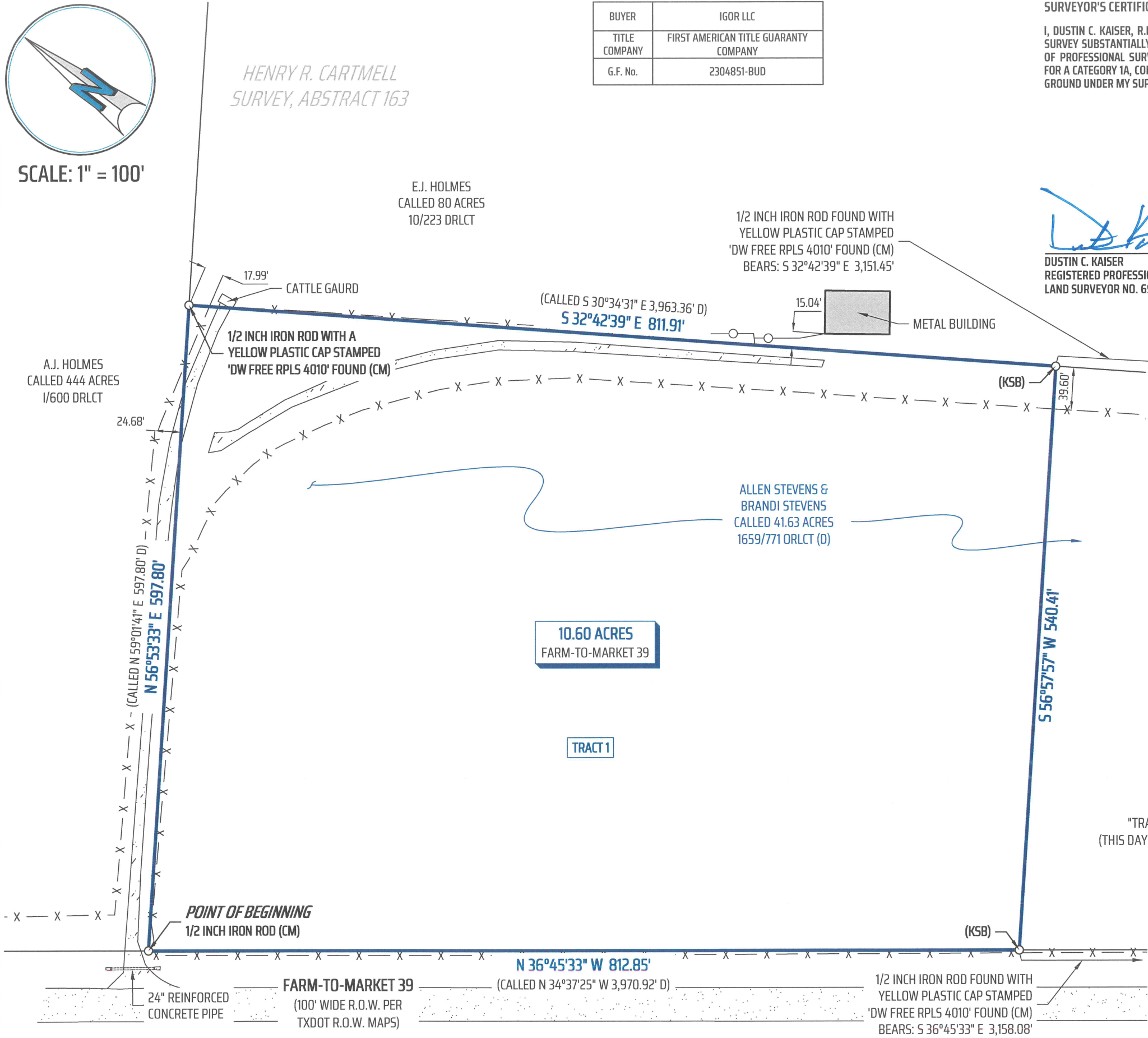
- ITEM 10m: RIGHT-OF-WAY EASEMENT TO BRG LONE STAR LTD. RECORDED IN VOLUME 1555, PAGE 703 ORLCT; **DOES AFFECT THIS TRACT. THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.**
- ITEM 10n: RIGHT OF WAY EASEMENT TO NAVASOTA VALLEY ELECTRIC COOPERATIVE INC. RECORDED IN VOLUME 1731, PAGE 234 ORLCT; **DOES NOT CROSS/ADJOIN THIS TRACT. THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.**
- ITEM 10o: RIGHT-OF-WAY EASEMENT TO CONCORD ROBBINS WSC RECORDED IN VOLUME 1126, PAGE 653 ORLCT; **DOES AFFECT THIS TRACT. THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.**
- ALL ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

THIS DRAWING WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE DRAWING AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

FLOOD PLAIN 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 LEON COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48289C0335C AND 48289C0200C, EFFECTIVE DATE: 11-19-2013, BASED ON GRAPHICAL PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE TO THE ACCURACY OF SAID MAP.

LEGEND:
ORLCT = DEED RECORDS OF LEON COUNTY, TEXAS
ORLCT = OFFICIAL RECORDS OF LEON COUNTY, TEXAS
123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
( ) = RECORD INFORMATION
(D) = 1659/771 ORLCT
R.O.W. = RIGHT-OF-WAY
BARBED WIRE FENCE
PIPE FENCE
GRAVEL
ASPHALT



LAND TITLE SURVEY  
OF A  
10.60 ACRE TRACT "TRACT 1"  
BEING A PORTION OF A CALLED 41.63 ACRE TRACT AS DESCRIBED IN  
VOLUME 1659, PAGE 771 ORLCT  
LYING IN  
THE HENRY R. CARTMELL SURVEY, ABSTRACT 163  
LEON COUNTY, TEXAS



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

SCALE: 1 INCH = 100 FEET  
SURVEY DATE: 03-01-2023 | PLAT DATE: 03-14-2023  
JOB NUMBER: 23-163 | CAD NAME: 23-163-TITLE 10.60AC  
POINT FILE: 23-163 (cont); 23-163 (job)  
DRAWN BY: KTL CHECKED BY: DK  
PREPARED BY: KERR SURVEYING, LLC  
TBPELS FIRM#10018500  
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803  
PHONE: (979) 268-3195  
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM



**FIELD NOTES DESCRIPTION**

**OF**

**TRACT 1**

**BEING A 10.60 ACRE TRACT**

**LYING IN**

**THE HENRY R. CARTMELL SURVEY, ABSTRACT 163**

**LEON COUNTY, TEXAS**

**A FIELD NOTES DESCRIPTION OF 10.60 ACRES IN THE HENRY R. CARTMELL SURVEY, ABSTRACT 34, LEON COUNTY, TEXAS, SAID 10.60 ACRE TRACT (TRACT 1) BEING A PORTION OF A CALLED 41.63 ACRE TRACT OF LAND DESCRIBED TO ALLEN STEVENS AND BRANDI STEVENS IN VOLUME 1659, PAGE 771 OF THE OFFICIAL RECORDS OF LEON COUNTY, TEXAS (ORLCT); SAID 10.60 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING** at a 1/2-inch iron rod found in the northeast right-of-way line of Farm-to-Market 39 (FM 39 - 100' wide right-of-way per TXDOT right-of-way maps) for the west corner of said Stevens 41.63 acre tract, same being the west corner of herein described "Tract 1";

**THENCE**, departing the northeast right-of-way line of said FM 39, with the northwest line of said Stevens 41.63 acre tract, **N 56° 53' 33" E**, a distance of **597.80 feet** to a 1/2-inch iron rod with a yellow plastic cap stamped 'D.W. FREE RPLS 4010' found for the north corner of said Stevens 41.63 acre tract and the north corner of herein described "Tract 1";

**THENCE**, with the northeast line of said Stevens tract, **S 32° 42' 39" E**, a distance of **811.91 feet** to a 1/2-inch iron rod with a blue plastic cap stamped 'KERR SURVEYING' set (hereinafter referred to as a 1/2-inch iron rod set) in the northeast line of said Stevens 41.63 acre tract for the east corner of herein described "Tract 1", same being the north corner of a 10.30 acre tract "Tract 2" surveyed out of said Stevens 41.63 acre tract at the time of this survey herein described, from which a 1/2-inch iron rod with a yellow plastic cap stamped 'DW FREE RPLS 4010' found for the east corner of said Stevens tract bears **S 32° 42' 39" E**, a distance of 3151.45 feet;

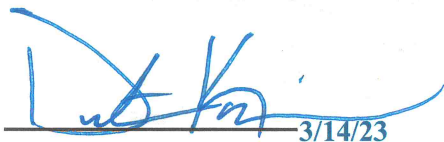
**THENCE**, over and across said Stevens tract, **S 56° 57' 57" W**, a distance of **540.41 feet** to a 1/2-inch iron rod set in the northeast right-of-way line of said FM 39, same being the southwest line of said Stevens 41.63 acre tract, same being the south corner of herein described "Tract 1" and the west corner of "Tract 2" (this day surveyed),



from which a 1/2-inch iron rod with a yellow plastic cap stamped 'DW FREE RPLS 4010' found for the south corner of said Stevens 41.63 acre tract bears S 36° 45' 33" E, a distance of 3158.08 feet;

**THENCE**, with the common line of said Stevens 41.63 acre tract and the northeast right-of-way line of said FM 39, **N 36° 45' 33" W**, a distance of **812.85 feet** to the **POINT OF BEGINNING** and containing **10.60 acres**, more or less.

Surveyed on the ground March 2023 under my supervision. See drawing prepared March 2023 for other information. The drawing and this Field Notes Description are intended to be one instrument together. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), 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 described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00011502078017 (calculated using GEOID12B). Reference drawing: 23-163-TITLE 10.60 ac.



Dustin C. Kaiser

Registered Professional Land Surveyor No. 6918



## KERR SURVEYING

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