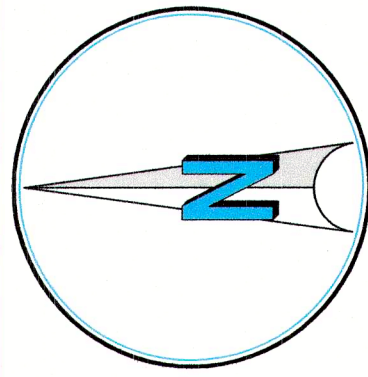




SCALE: 1" = 200'

J.H. PIERSON SURVEY, ABSTRACT 299

GENERAL NOTES:
READING 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 SURVIVANT 1NAD83 (NAD2011) EPOCH 2010 MULTI-YEAR CORP SOLUTION 2 (WY15B).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. UNLESS OTHERWISE NOTED, TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00028265697745 (CALCULATED USING GEOD12B).

(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 PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY ALAMO TITLE INSURANCE, G.F. NO. ATD-986-6039862301051R, EFFECTIVE DATE: SEPTEMBER 19, 2023. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

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

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.

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:

PRRCT = PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS

ORRCT = OFFICIAL RECORDS OF ROBERTSON COUNTY, TEXAS

OPRRCT = OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS

123/4/56 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

() = RECORD INFORMATION

(D) = DEED: 619/407 ORRCT

UTILITY POLE

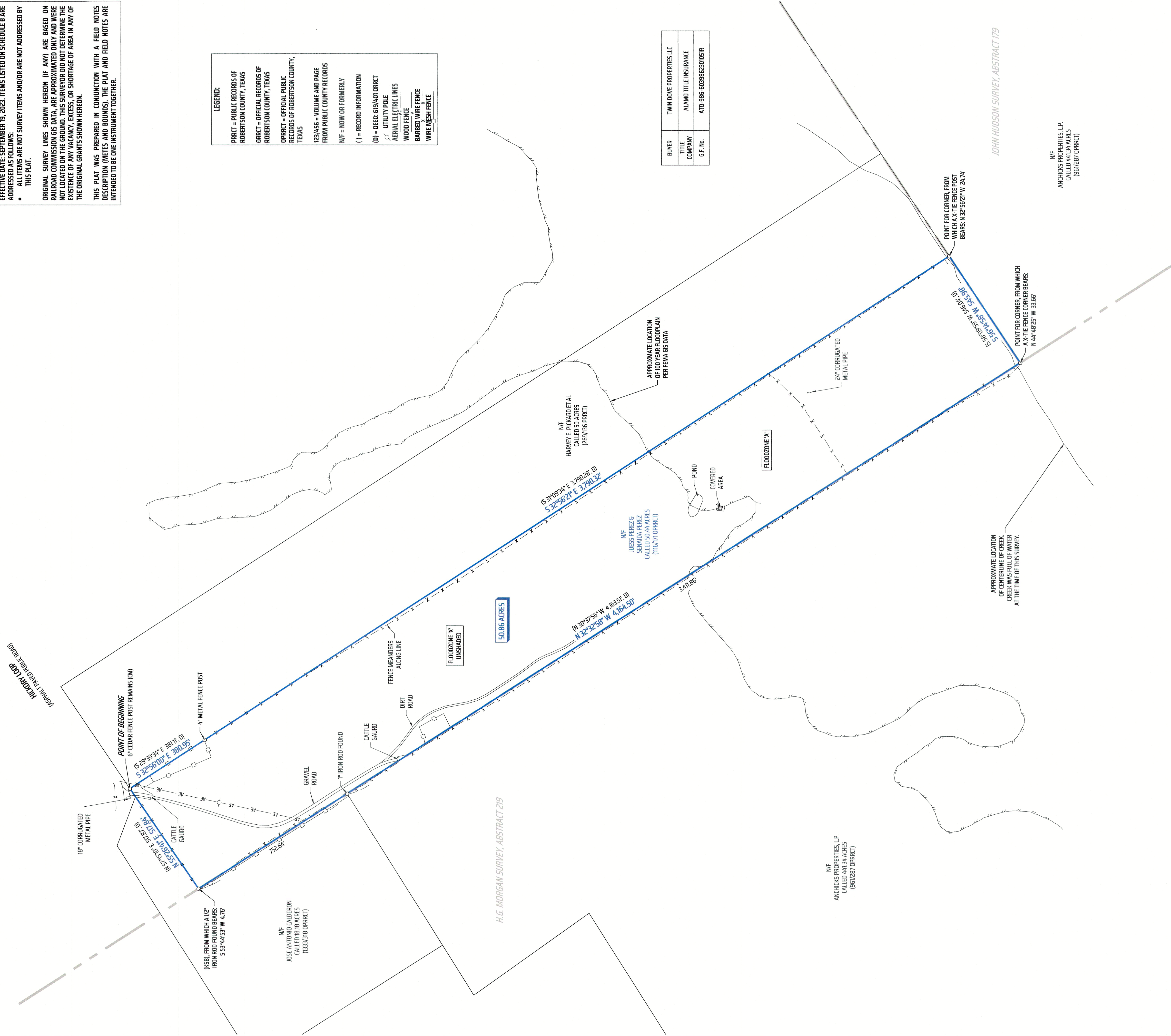
AERIAL ELECTRIC LINES

WOOD FENCE

BARBED WIRE FENCE

WIRE MESH FENCE

BUYER	TWIN DOVE PROPERTIES, LLC
TITLE COMPANY	ALAMO TITLE INSURANCE
G.F. No.	ATD-986-6039862301051R



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

LAND TITLE SURVEY PLAT
OF A

50.86 ACRE TRACT

BEING ALL OF A CALLED 50.44 ACRES IN

VOLUME 1116, PAGE 171 OPRRCT

J.H. PIERSON SURVEY, ABSTRACT 299

ROBERTSON COUNTY, TEXAS



SCALE: 1 INCH = 200 FEET
SURVEY DATE: 09-27-2023 | PLAT DATE: 09-28-2023
JOB NUMBER: 23-938 | CAD NAME: 23-968.TITLE
POINT FILE: 23-968 (cont); 23-968 (job)

DRAWN BY: KTL CHECKED BY: DPB

PREPARED BY: KERR SURVEYING, LLC

TBPELS FIRM#10018500

409 N. TEXAS AVENUE, BRYAN, TEXAS 77803

PHONE: (979) 268-3195

SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

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

REVISED ON 10/06/2023
TO ADDRESS ROAD
DESCRIPTION

FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN FLOOD ZONE X AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (FROM FLOOD PLAIN MAP) OR THE 1% ANNUAL CHANCE FLOOD (FROM FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48395C03B5C, EFFECTIVE DATE: 07-19-2011).