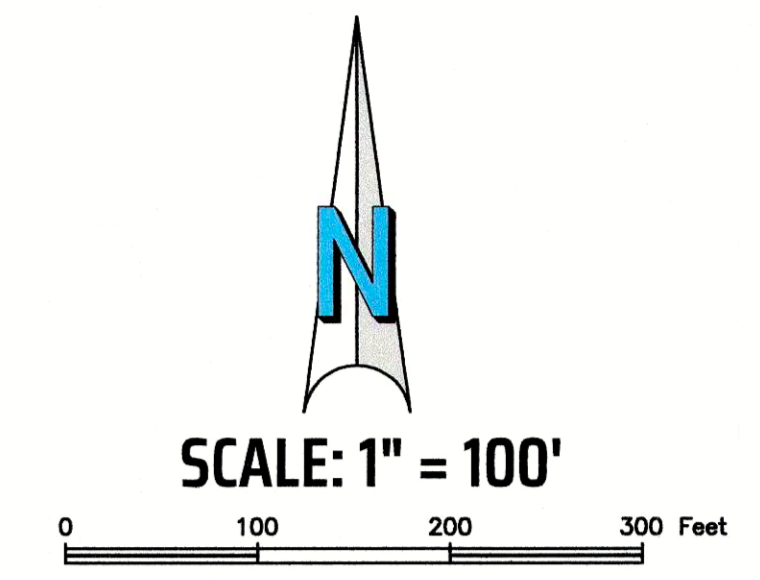


SURVEYOR'S CERTIFICATE:

I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT IS A TRUE REPRESENTATION OF A CATEGORY 1A (LAND TITLE SURVEY), CONDITION II SURVEY (ACCORDING TO THE TSPS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS) AS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48289C0550C, DATE: 11-20-2013.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502



LINE	BEARING	DISTANCE
L1	S 79°35'47" E	7.96'
L2	S 67°30'52" E	19.55'
L3	S 24°51'08" W	11.62'
L4	S 44°26'53" W	44.19'
L5	S 27°23'06" W	21.62'
L6	S 60°24'22" W	47.64'
L7	S 50°51'31" W	36.24'
L8	S 57°56'06" W	27.82'
L9	S 19°32'48" W	13.48'
L10	S 12°33'38" E	37.26'
L11	S 39°46'09" E	45.05'

LEGEND:

- (D.R.L.C.T.) = DEED RECORDS OF BRAZOS COUNTY, TEXAS
- (O.R.L.C.T.) = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- N/F = NOW OR FORMERLY
- ☒ WATER METER
- ☒ UTILITY POLE
- ☒ GUY WIRE
- ☒ TELEPHONE PEDESTAL
- AERIAL ELECTRIC LINES
- X—X— BARBED WIRE FENCE

BUYER	JESS DOUGLAS HUCKABAY AND DENA LEA HUCKABAY
TITLE COMPANY	LEON COUNTY ABSTRACT COMPANY
G.F. No.	21-014

LAND TITLE SURVEY PLAT OF TRACT 38
PINE BRANCH HOLLOW, SECTION 1
VOLUME 4, NO. 94, ENVELOPE 150-A (MAP RECORDS)
J. L. LANDRUM SURVEY, A-503
LEON COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
SURVEY DATE: 09-09-2021 | PLAT DATE: 02-24-2021
JOB NUMBER: 21-065 | CAD NAME: 21-065
POINT FILE: 21-065 (job)
DRAWN BY: NLBW CHECKED BY: BNK
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"

N/F THOMAS M. EDWARDS
15.952 ACRE TRACT
[CALLED TRACT 5, TWO MILE ESTATES]
1019/792 D.R.L.C.T.

N/F JOHN J. ROBICHAU AND LYNDA R. ROBICHAU
CALLED 21.580 ACRE TRACT
845/131 D.R.L.C.T.

N/F ALLEN DUPREE KING JR.
CALLED 320 ACRE TRACT
203/124 D.R.L.C.T.

N/F J. C. FIELDER AND SUE FIELDER
16.85 ACRE TRACT
1162/661 O.R.L.C.T.

16.875 ACRE TRACT
MEASURED

TRACT 38
CALLED 16.869 ACRES
PINE BRANCH HOLLOW, SECTION 1
MAP ENVELOPE 150-A

GENERAL NOTES
BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE 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 1.0001238194584 (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 LEON COUNTY ABSTRACT COMPANY, GF NO. 21-014, DATED: 02-19-2021. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
10d - BLANKET PIPELINE EASEMENT 295/461 DOES APPLY TO THIS TRACT
10e - BLANKET PIPELINE EASEMENT 297/411 DOES APPLY TO THIS TRACT
10f - BLANKET PIPELINE EASEMENT 297/500 DOES APPLY TO THIS TRACT
10g - BLANKET PIPELINE EASEMENT 306/384 DOES APPLY TO THIS TRACT (NOTE: THERE IS NO PIPELINE CROSSING THIS TRACT ACCORDING TO THE TEXAS RAILROAD COMMISSION MAPS AND NO VISIBLE EVIDENCE OF AN EXISTING PIPELINE)

10h - EASEMENT 340/632 DOES NOT APPLY TO THIS TRACT
10i - BLANKET TELEPHONE EASEMENT 267/105 DOES APPLY TO THIS TRACT
10n - EASEMENT 470/323 DOES NOT APPLY TO THIS TRACT
10o - 60' ROAD EASEMENT ENV. 150-A DOES APPLY AS SHOWN HEREON AS 'PRIVATE ROAD 1115'
10p - BLANKET WATERLINE EASEMENT 730/886 DOES APPLY TO THIS TRACT
ALL OTHER 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.

1/2 INCH IRON ROD FOUND (CM)

1/2 INCH IRON ROD FOUND (CM)

1/2 INCH IRON ROD FOUND (CM)

1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" SET

1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" SET

POINT OF BEGINNING
1/2 INCH IRON ROD FOUND (CM)

0.204 AC. WITHIN ROAD EASEMENT

60' ROAD EASEMENT "PRIVATE ROAD 1115" 1162/661 O.R.L.C.T.

PROPERTY CORNER FALLS IN 6" FENCE POST

SEPTIC TANK

MOBILE HOME

APPROX. LOCATION OF FLOOD PLAIN LINE

ZONE "A"

ZONE "X" UNSHADED

TRACT 1

TRACT 37

TRACT 36

TRACT 35

TRACT 39

N 59°40'32" E 690.73' MEASURED
N 57°40'31" E 690.77' PLAT CALL

N 61°43'01" E 756.86' MEASURED
S 89°43'43" E 702.89' PLAT CALL

S 24°42'59" W 1167.34' MEASURED
S 22°44'14" W 1161.88' PLAT CALL

N 36°01'43" W 1020.67' MEASURED
N 38°02'28" W 1020.46' PLAT CALL

S 20°00'43" W 273.88' MEAS.
S 16°01'38" W 273.88' PLAT CALL

1/2 INCH IRON ROD FOUND (CM)
L1
L2
L3
L4
L5
L6
L7
L8
L9
L10
L11

1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" SET

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