

1 INCH IRON PIPE FOUND (CM) ON THE EAST LINE OF THE 79.581 ACRE TRACT (1159/423 O.P.R.W.C.T.) MARKING THE ORIGINAL NORTHWEST CORNER OF THE CALLED 30.000 ACRE TRACT (351/990 D.R.W.C.T.) BEARS: N 02°02'54" W 1,084.42'

N/F PATRICK PYLANT AND WIFE, RACHAEL PYLANT CALLED 30.000 ACRE TRACT DOC#1505544 (O.P.R.W.C.T.)

5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" FOUND (CM) (A 1/2 INCH IRON ROD WITH CAP STAMPED "PRECISION SURVEYORS" FOUND BEARS: N 87°24'25" E 1.86' FROM PROPERTY CORNER)

N/F LEGACY SPORTS, LTD. CALLED 79.581 ACRE TRACT 1159/423 (O.P.R.W.C.T.)

N/F ROSS L. DAHSE TRUST CALLED 40.393 ACRES (PER WALLER COUNTY APPRAISAL DISTRICT)

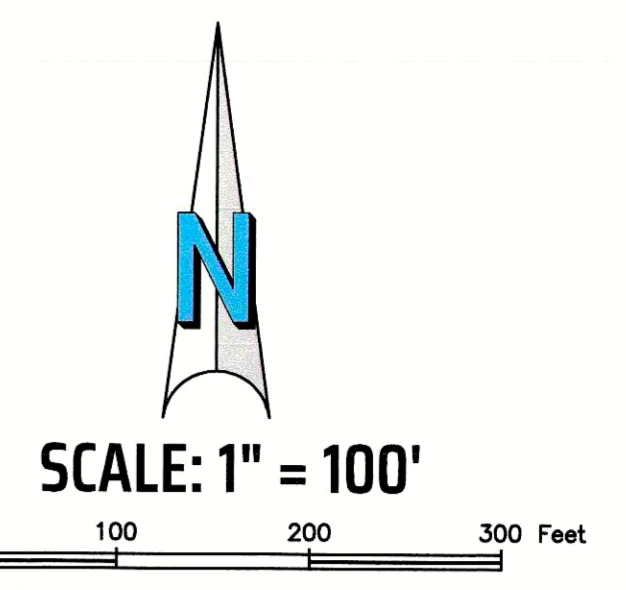
TRACT 2
33.502 ACRES

TRACT 3
24.000 ACRES

TRACT 1
15.000 ACRES

N/F JOSEPH DANIEL HEADLEY AND KENDALL ANDREA HEADLEY 72.502 ACRES DOC#2004459 O.P.R.W.C.T.

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.)



- LEGEND:**
- (D.R.B.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
 - UTILITY POLE
 - GUY WIRE
 - AERIAL ELECTRIC LINES
 - BARBED WIRE FENCE
 - PIPE FENCE

GENERAL NOTES

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 GEOD12B).

(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. 13-211679KL, EFFECTIVE DATE: 02-09-2021, ISSUED: 02-19-2021. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

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

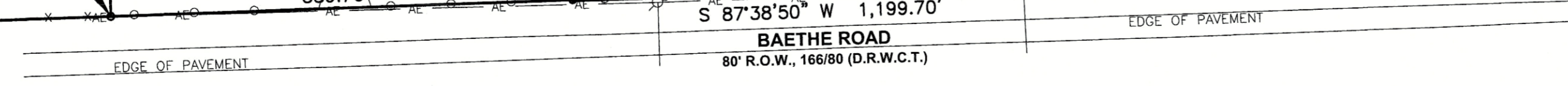
THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

1 INCH IRON PIPE FOUND (CM)

POINT OF BEGINNING PIPE FENCE CORNER POST FOUND (CM)

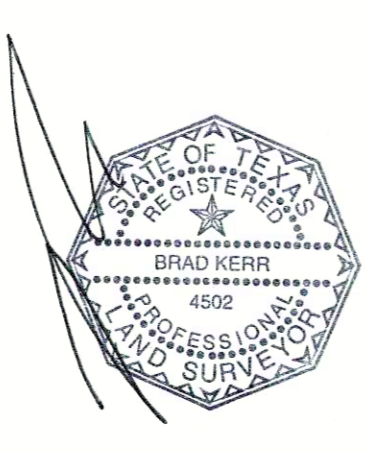
PIPE FENCE CORNER POST FOUND (CM)

1 INCH IRON PIPE FOUND (CM)



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. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48478C0175E, REVISED DATE: 02-18-2009.



BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

LAND TITLE SURVEY PLAT
OF A
33.502 ACRE TRACT
PORTION OF CALLED 72.502 ACRES IN
DOCUMENT NUMBER 2004459 (O.P.R.W.C.T.)
HGTC RR CO. SURVEY, ABSTRACT NO. 59
WALLER COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
SURVEY DATE: 03-08-2021 | PLAT DATE: 03-09-2021
JOB NUMBER: 21-184 | CAD NAME: 21-184 TRACT 2
POINT FILE: 20-209 (cont); 21-184 (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

KERR SURVEYING

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