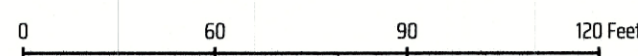




SCALE: 1" = 60'



SURVEYOR'S CERTIFICATE:

I, NATHAN PAUL KERR, R.P.L.S. NO. 6834, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 3, STANDARD LAND SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON.

Nathan Paul Kerr
NATHAN PAUL KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6834



5/7/2021

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 SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00012050042542 (CALCULATED USING GEOID12B).

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

THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.

TREE CIRCLES DO NOT REPRESENT THE ACTUAL CANOPY SIZE.

THIS SURVEY REFLECTS THE BOUNDARY OF THE PROPERTY ONLY. ADDITIONAL IMPROVEMENTS MAY EXIST AND WERE NOT LOCATED AT THE TIME OF THIS SURVEY.

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.

N/F
GREGORY ALBERT BURTON
CALLED 256-1/2 ACRE TRACT
(1274/12 ORMCT)

N 69°39'45" E 1686.83'
(N 71°10'55" E 1686.30' DEED CALL 2021-140 ORMCT)
1636.82'

19.16 ACRES

N/F
JENNIFER ELIZABETH BRAHAM
CALLED 19.119 ACRE TRACT
(2021-140 ORMCT)

S 69°39'45" W 1686.88'
(S 71°10'55" W 1685.99' DEED CALL 2021-140 ORMCT)
1636.86'

N/F
CAROL ANN SAYLE
CALLED 15.00 ACRE TRACT
TRACT THREE (2020-3694 ORMCT)

POINT OF BEGINNING
N 102°53'32.85"
E 344.3020.70'

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

N/F
MYRON E. ELY AND DONNA R. ELY
CALLED 125 ACRE TRACT
(764/272 ORMCT)

50' ROAD EASEMENT
(2021-140 ORMCT)

1/2 INCH IRON ROD
FOUND (CM)

1/2 INCH IRON ROD WITH
CAP STAMPED "RPLS 5345"
FOUND BEARS:
S 25°09'45" E 2.23'
FROM PROPERTY CORNER

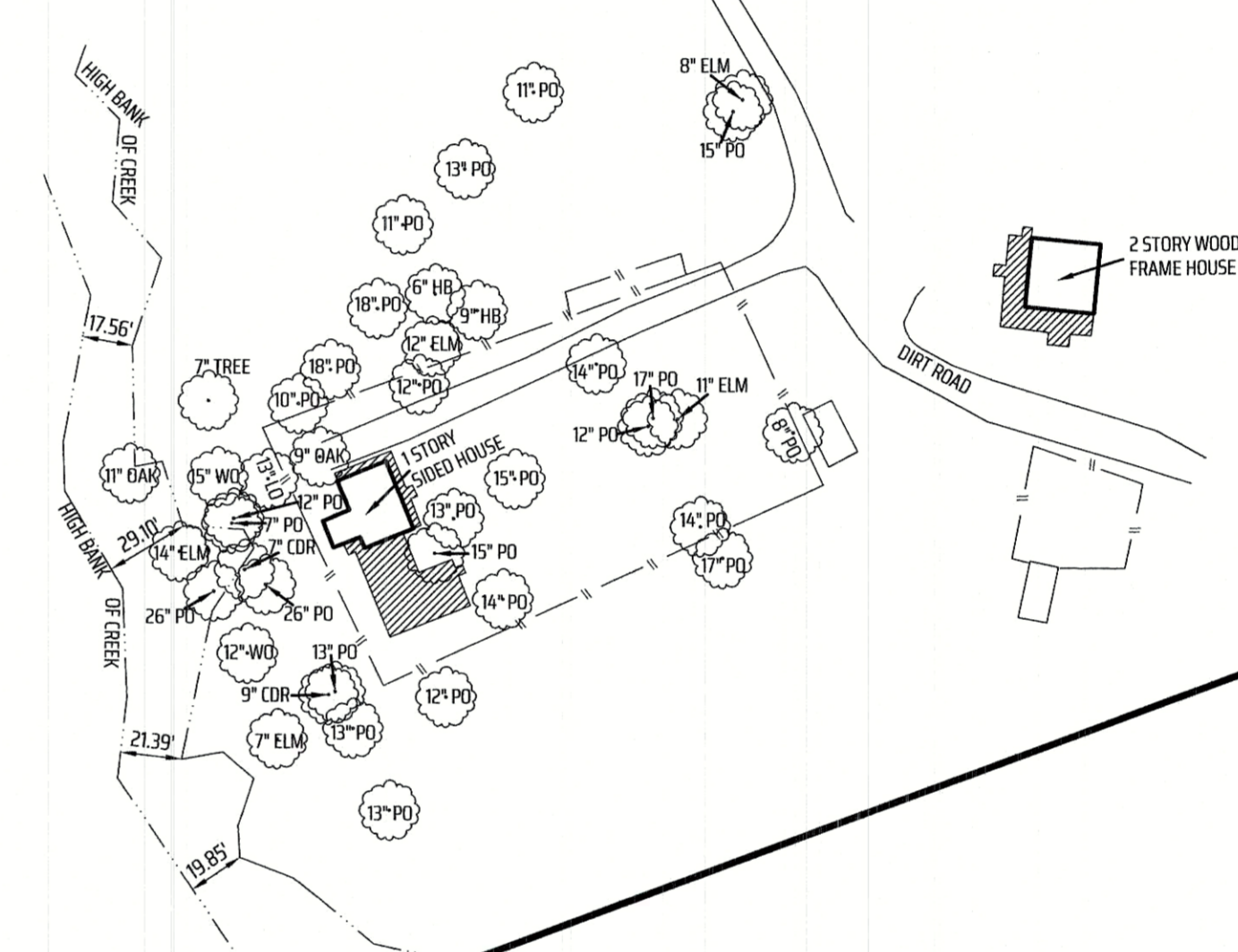
1/2 INCH IRON ROD
FOUND (CM)

N/F
SHARON LYN HANSON
CALLED 77.286 ACRE TRACT
(805/323 ORMCT)

1/2 INCH IRON ROD
FOUND (CM)

N 122°07'17" W 435.05'
(N 20°42'09" W 394.16' DEED CALL 2021-140 ORMCT)
435.05'

1/2 INCH IRON ROD FOUND (CM) BEARS:
S 22°07'17" E 102.57'
102.56' CALCULATED DEED CALL DISTANCE
2020-3694 AND 2020-3694 ORMCT



ORMCT = OFFICIAL RECORDS OF
MILAM COUNTY, TEXAS

123/456 = VOLUME AND PAGE
FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

() = RECORD INFORMATION

- TREES:
- PO = POST OAK
- WB = WATER OAK
- LO = LIVE OAK
- CDR = CEDAR
- HB = HACKBERRY
- ELM
- OAK
- BARBED WIRE FENCE
- WOOD FENCE
- DECK

**TSPS STANDARD LAND SURVEY PLAT
OF A
19.16 ACRE TRACT
CALLED TO BE 19.119 ACRES IN
DOCUMENT NO. 2021-140 ORMCT
FERNANDO RODRIGUEZ SURVEY, A-53
MILAM COUNTY, TEXAS**



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

SCALE: 1 INCH = 60 FEET
SURVEY DATE: 04-30-2021 | PLAT DATE: 05-07-2021
JOB NUMBER: 21-282 | CAD NAME: 21-282
POINT FILE: 21-282 (job)
DRAWN BY: NLBW CHECKED BY: NPK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM