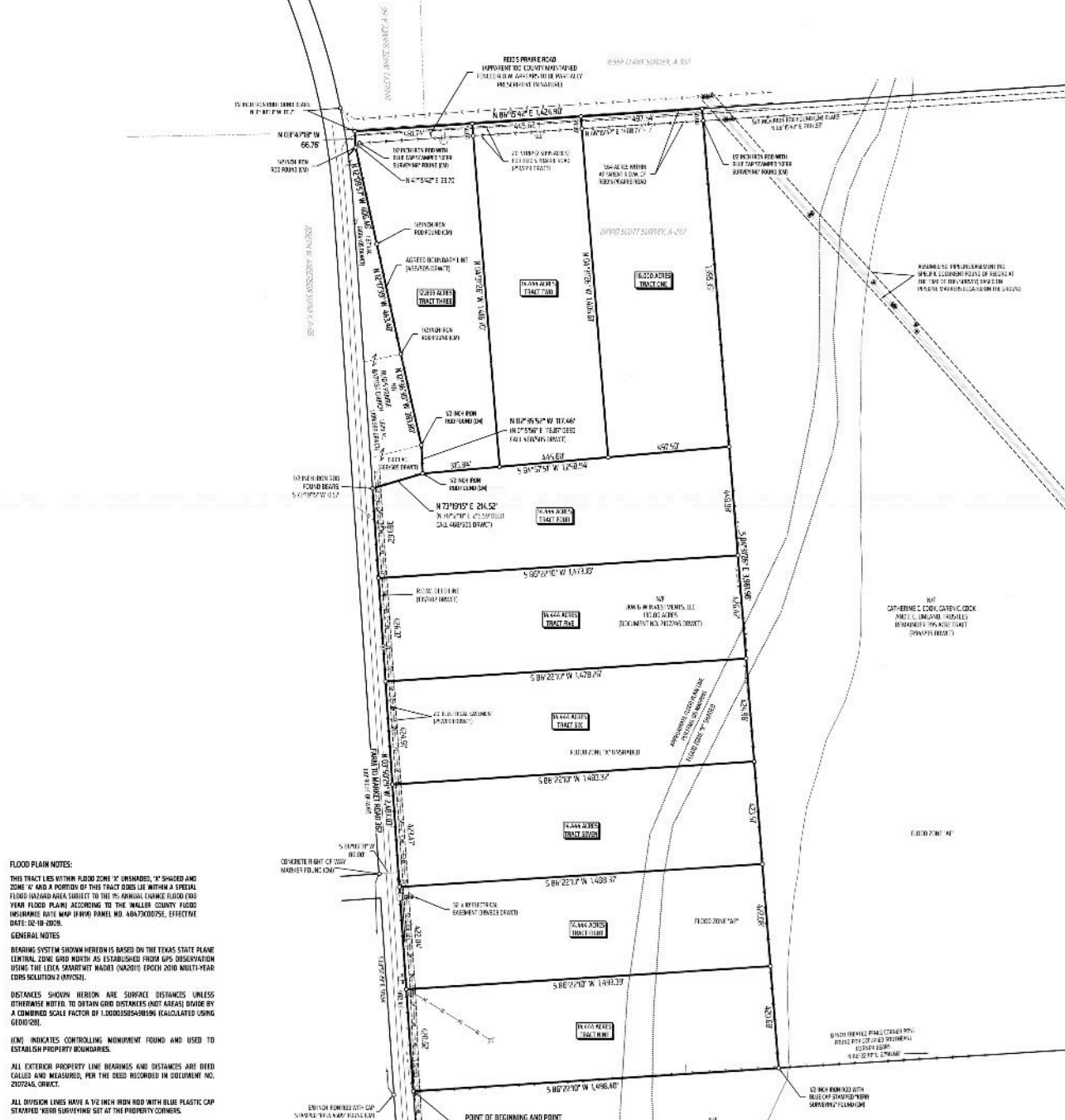
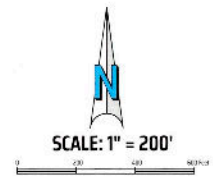


**SURVEYOR'S CERTIFICATE:**

I, NATHAN PAUL KEER, R.P.L.S. NO. 0034, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, COMBINATION 3, LAND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

*Nathan Paul Keer*  
 NATHAN PAUL KEER  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 0034



**FLOOD PLAIN NOTES:**  
 THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED, "X" SHADED AND ZONE "A" AND A PORTION OF THIS TRACT DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE WALLER COUNTY FLOOD INSURANCE RATE MAP (HAIH) PANEL NO. 4847000705E, EFFECTIVE DATE: 02-19-2024.

**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 MAGNET (04/2021) FROM 2000 NAUTY-YEAR CORS STATION 110952E.

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT KEER) DIVIDE BY A COMBINED SCALE FACTOR OF 1.000255481996 (CALCULATED USING GEOID20).

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

ALL EXTERIOR PROPERTY LINE BEARINGS AND DISTANCES ARE DEED CALLED AND MEASURED, PER THE DEED RECORDED IN DOCUMENT NO. 2107245, ORWCT.

ALL DIVISION LINES HAVE A 2" WICH IRON ROD WITH BLUE PLASTIC CAP STAMPED: KEER SURVEYING SET AT THE PROPERTY CORNERS.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY UNDERSTY, TITLE COMPANY, OF NO. 220203086, EFFECTIVE DATED: APRIL 10TH, 2022, ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- 150. EASEMENT PIPELINE EASEMENT TO HUMBLE PIPELINE COMPANY IN VOLUME 46, PAGE 54, ORWCT, DOES APPLY TO THIS TRACT.
- 160. RIGHT OF WAY TO THE STATE OF TEXAS RECORDED IN VOLUME 101, PAGE 492, ORWCT, DOES APPLY TO THIS TRACT, DEED LINE IS SHOWN HEREON.
- 170. PIPELINE EASEMENT TO HUMBLE PIPELINE COMPANY IN VOLUME 80, PAGE 136, ORWCT, DOES NOT CROSS THIS TRACT.
- 180. 20' WIDE ELECTRIC EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. IN VOLUME 257, PAGE 893, ORWCT, DOES APPLY TO THIS TRACT, AS SHOWN HEREON.
- 190. 10' WIDE ELECTRIC EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. IN VOLUME 319, PAGE 803, ORWCT, DOES APPLY AND IS SHOWN HEREON.
- 191. BOUNDARY LINE AGREEMENT IN VOLUME 463, PAGE 505, ORWCT, DOES APPLY TO THE COMMON LINE OF THIS TRACT AND THE ADJOINING CHICKEN TRACT AS SHOWN HEREON.
- 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 SURVEY 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 (NOTES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

**LEGEND:**  
 ORWCT - DEED RECORDS OF WALLER COUNTY, TEXAS  
 ORWCT - OFFICIAL RECORDS OF WALLER COUNTY, TEXAS  
 1224568 - VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS  
 NY - NOW OR FORMERLY  
 (1) - RECORD INFORMATION AERIAL ELECTRIC LINES  
 SHADED (ORANGE)  
 - UTILITY POLE  
 - GUY WIRE  
 A - PIPELINE MARKER  
 (1) - TELEPHONE PILESTAKE  
 (2) - FENCE CORNER MARKER

**LAND TITLE SURVEY PLAT OF A**

- 16.000 ACRE TRACT (TRACT ONE)
- 14.444 ACRE TRACT (TRACT TWO)
- 12.893 ACRE TRACT (TRACT THREE)
- 14.444 ACRE TRACT (TRACT FOUR)
- 14.444 ACRE TRACT (TRACT FIVE)
- 14.444 ACRE TRACT (TRACT SIX)
- 14.444 ACRE TRACT (TRACT SEVEN)
- 14.444 ACRE TRACT (TRACT EIGHT)
- 14.444 ACRE TRACT (TRACT NINE)

ALL BEING PART OF A 130.00 ACRE TRACT IN DOCUMENT NO. 2107245, ORWCT  
 DAVID SCOTT SURVEY, ABSTRACT 247  
 WALLER COUNTY, TEXAS

SCALE: 1" = 200 FEET  
 SURVEY DATE: 05-04-2022 (PLAT DATE: 05-25-2022)  
 JOB NUMBER: 22-343 (LAD NAME: 22-343)  
 POINT FILE: 22-343 (JOB#)  
 DRAWN BY: KJL (CHECKED BY: NPK)  
 PREPARED BY: KEER SURVEYING, LLC  
 TUBESVILLE, MISSISSIPPI  
 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803  
 PHONE: (979) 268-3985  
 SURVEYS@KEERSURVEYING.NET | KEERLANDSURVEYING.COM

**KEER SURVEYING**

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