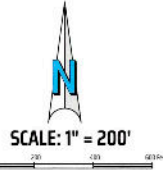


SURVEYOR'S CERTIFICATE:

I, NATHAN PAUL KERR, 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 SUPERVISION.

Nathan Paul Kerr
NATHAN PAUL KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 0034



SCALE: 1" = 200'

EST. 2022
STONEGATE FARMS
of WALLER

RURAL PROPERTIES AVAILABLE

PRESENTED BY



RURAL SERVICE REAL ESTATE BROKING & HOMES

(979) 571-7498 | INFO@SIGNATURERANCHES.COM | SIGNATURERANCHES.COM

FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED, "X" SHADDED 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 DATA MAP (FIRM) PANEL NO. 4847320002SE, EFFECTIVE DATE: 02-10-2020.

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 (SOUTHBY MAGNET) 2020 FROM 2010 NAD 83 YEAR CORS SOLUTION (DIN920).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (HORIZONTAL) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0002352490399 (CALCULATED USING GEODENSE).

(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. 210245, DRWCT.

ALL DIVISION LINES HAVE A 1/2" ICH ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING SET" AT THE PROPERTY CORNERS.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY UNIVERSITY TITLE COMPANY, LP, NO. 210245, 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 145, DRWCT, DOES APPLY TO THIS TRACT.
- 150. RIGHT-OF-WAY TO THE STATE OF TEXAS RECORDED IN VOLUME 01, PAGE 402, DRWCT, DOES APPLY TO THIS TRACT, DEED LINE IS SHOWN HEREON.
- 150. PIPELINE EASEMENT TO HUMBLE PIPELINE COMPANY IN VOLUME 02, PAGE 316, DRWCT, DOES NOT CROSS THIS TRACT.
- 150. 20' WIDE ELECTRIC EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. IN VOLUME 021, PAGE 083, DRWCT, DOES APPLY TO THIS TRACT AS SHOWN HEREON.
- 150. 10' WIDE ELECTRIC EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE, INC. IN VOLUME 319, PAGE 083, DRWCT, DOES APPLY AND IS SHOWN HEREON.
- 150. BOUNDARY LINE AGREEMENT IN VOLUME 463, PAGE 505, DRWCT, DOES APPLY TO THE COMMON LINE OF THIS TRACT AND THE ADJOINING CHERRY 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 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:**
- DRWCT - DEED RECORDS OF WALLER COUNTY, TEXAS
 - DRWCT - OFFICIAL RECORDS OF WALLER COUNTY, TEXAS
 - 1224535 - VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
 - NY - NOW OR FORMERLY
 - (1) - RECORD INFORMATION
 - AERIAL ELECTRIC LINES BARRIERS (SEE PLAT)
 - UTILITY POLE
 - UTILITY WIRE
 - A PIPELINE MARKER
 - (1) TELEPHONE PESTICIDE
 - 3" PAPER OPTIC 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, DRWCT 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 (JOB NAME: 22-343)
POINT FILE: 22-343 (JOB)
DRAWN BY: K.P. OGDEN/DP/BA
PREPARED BY: KERR SURVEYING, LLC
TUBES: FORM 00000000
409 N. TEXAS AVENUE, BOYAM, TEXAS 77003
PHONE: (979) 288-3985
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

KERR SURVEYING
When one person stands to gain over another, the facts must be uncovered.

