

**GENERAL NOTES**

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), 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 1.00002999720243 (CALCULATED USING GEOID12B).

ALL PROPERTY CORNERS ARE A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' UNLESS NOTED OTHERWISE.

(D) INDICATES THE DEED CALLS FILED IN INSTRUMENT NO. 2210620, OPRWCT.

THIS SURVEY WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY SOUTHLAND TITLE, LLC, GF NO. NV2202179, EFFECTIVE DATE: JUNE 7TH, 2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10e: RIGHT-OF-WAY TO HUMBLE PIPE LINE COMPANY IN VOLUME 46, PAGE 145, DRBCT, **DOES NOT AFFECT.**
- ITEM 10g: EASEMENT TO SAN BERNARD ELECTRIC COOPERATIVE IN VOLUME 1132, PAGE 355, OPRWCT, **DOES NOT AFFECT AS SHOWN.**
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

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

**LEGEND:**

OPRWCT = OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

( ) = RECORD INFORMATION

- UTILITY POLE
- ⊗ METER POLE
- GUY WIRE
- AERIAL ELECTRIC LINES
- x—x— BARBED WIRE FENCE

REVISED ON 3/25/2023 TO ADD PROPOSED BUILDING SETBACK LINE.

BUYER	JKWGW INVESTMENTS LLC
TITLE COMPANY	SOUTH LAND TITLE, LLC
G.F. No.	NV2202179

**FLOOD PLAIN NOTES:**

THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT 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 (FIRM) PANEL NO. 48473C0075E, EFFECTIVE DATE: 02-18-2009.

**LAND TITLE SURVEY  
OF A 5.66 ACRE TRACT  
BEING A PORTION OF A 17.00 ACRE TRACT  
DESCRIBED IN INSTRUMENT NO. 2210620, OPRWCT  
LYING IN  
THE OWEN WINGFIELD SURVEY, ABSTRACT 269  
WALLER COUNTY, TEXAS**

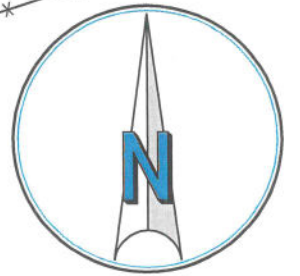


"When one person stands to gain over another, the facts must be uncovered"

SCALE: 1 INCH = 100 FEET  
 SURVEY DATE: 03-23-2023 | PLAT DATE: 03-23-2023  
 JOB NUMBER: 23-189 | CAD NAME: 23-189-TITLE  
 POINT FILE: 23-188-189-ALL  
 DRAWN BY: RCU CHECKED BY: DK  
 PREPARED BY: KERR SURVEYING, LLC  
 TBPELS FIRM#10018500  
 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803  
 PHONE: (979) 268-3195  
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

JOHN BRUNER  
REMAINDER OF A  
CALLED 80.98 ACRES  
(INSTRUMENT NO.  
601335 OPRWCT)

5/8 INCH IRON ROD  
WITH YELLOW  
PLASTIC CAP STAMPED  
'SCV SURVEYING' FOUND



SCALE: 1" = 100'

N 03°46'47" W 1,160.50'  
(N 00°02'49" E 1,160.28', D)

**5.66 ACRES**

JKWGW INVESTMENTS LLC  
PORTION OF A CALLED  
17.00 ACRES  
(INSTRUMENT  
NO. 2210620 OPRWCT)

THERESA L. BRUNER  
REMAINDER OF A  
CALLED 62.00 ACRES  
(924/829 OPRWCT)

JKWGW INVESTMENTS LLC  
REMAINDER OF A CALLED  
17.00 ACRES  
(INSTRUMENT  
NO. 2210620 OPRWCT)

20' WIDE UTILITY  
EASEMENT  
(ITEM 10g)

**POINT OF BEGINNING**  
5/8 INCH IRON ROD WITH  
YELLOW PLASTIC CAP STAMPED  
'SCV SURVEYING' FOUND

PROPOSED 20'  
BUILDING SETBACK

S 84°20'50" W 208.69'

**HOWELL ROAD**  
(A COUNTY MAINTAINED PUBLIC ROAD,  
APPEARS TO BE PRESCRIPTIVE IN NATURE)

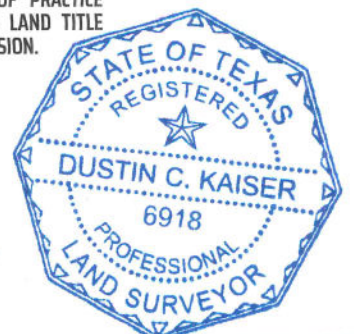
5/8 INCH IRON ROD WITH  
BUSTED YELLOW CAP FOUND  
BEARS N 84°20'50" E 396.83'

**SURVEYOR'S CERTIFICATE:**

I, DUSTIN C. KAISER, R.P.L.S. NO. 6918, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

DUSTIN C. KAISER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6918

3/28/23





FIELD NOTES DESCRIPTION  
OF A  
5.66 ACRE TRACT  
LYING IN  
THE OWEN WINGFIELD SURVEY, ABSTRACT 269  
WALLER COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 5.66 ACRES IN THE OWEN WINGFIELD SURVEY, ABSTRACT 269, WALLER COUNTY, TEXAS; SAID 5.66 ACRE TRACT BEING A PORTION OF A CALLED 17.00 ACRES DESCRIBED TO JKW&W INVESTMENTS, LLC., IN DOCUMENT NO. 2210620, OFFICIAL PUBLIC RECORDS, WALLER COUNTY, TEXAS (OPRWCT); AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a 5/8-inch iron rod with yellow plastic cap stamped 'SCV SURVEYING' found for the southwest corner of said JKW&W Investments tract lying in the apparent north right-of-way line of Howell Road (a county maintained public road, 40' wide by use and occupation, no record found), same being the southeast corner of the remainder of a called 62.00 acre tract described to Theresa L. Bruner in Volume 924, Page 829 (OPRWCT);

**THENCE**, with the common line of said JKW&W Investments tract and said Theresa L. Bruner remainder, **N 03° 46' 47" W**, a distance of **1,160.50 feet** to a 5/8-inch iron rod with yellow plastic cap stamped 'SCV SURVEYING' found for the northwest corner of said JKW&W Investments tract and the northeast corner of said Theresa L. Bruner remainder;

**THENCE**, with the north line of said JKW&W Investments tract, **N 72° 43' 30" E**, a distance of **214.50 feet** to a 1/2-inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set for the northeast corner of this herein described tract, same also being in the north line of said JKW&W Investments tract;

**THENCE**, over and across said JKW&W Investments tract, **S 03° 46' 47" E**, a distance of **1,203.73 feet** to a 1/2-inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set for the southeast corner of this herein described tract, same being in the common line of the apparent north right-of-way line of said Howell Road and the south line of said JKW&W Investments tract, from which a 5/8-inch iron rod with busted yellow plastic cap found for the southeast corner of said JKW&W tract bears **N 84° 20' 50" E**, a distance of 396.83 feet;

**THENCE**, with the common line of said JKW&W Investments tract and the apparent north right-of-way line of said Howell Road, **S 84° 20' 50" W**, a distance of **208.69 feet** to the **POINT OF BEGINNING**, and containing **5.66 acres of land**, more or less.

Surveyed on the ground March 2023 under my supervision. See survey prepared March 2023 for other information. The drawing and this Field Note Description are intended to be one instrument together. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00002999720243 (calculated using GEOID12B). Reference drawing: 23-189-TITLE.



3/23/23

Dustin C. Kaiser

Registered Professional Land Surveyor No. 6918



# KERR SURVEYING

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