

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1982 SOUTH CENTRAL ZONE (4206). GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAD2011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (WYCS2).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00007294964636 (CALCULATED USING GEOID12B).

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

ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD 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.

DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT TO AN EXPERT CONSULTANT.

THIS SURVEY DOES NOT PROVIDE A DETERMINATION CONCERNING WHETHER EXISTING TAXES, TAX LIABILITIES, OR OTHER ENVIRONMENTAL ISSUES, SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.

VISIBLE IMPROVEMENTS WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. IMPROVEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREON.

FENCES SHOWN HEREON ARE GRAPHIC ONLY. WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. THE FENCE LINE MAY MEANDER BETWEEN SAID MEASURED LOCATIONS. THE DIMENSIONS SHOWING THE DISTANCE BETWEEN THE FENCE AND THE PROPERTY LINE ALSO INDICATES WHICH SIDE OF THE PROPERTY LINE THE FENCE IS ON.

FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND ZONE 'A' AND DOES PARTIALLY LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE AUSTIN COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 4801SC0008P, REVISED DATE: 10-18-2019, REFERENCED ON 02-03-2026.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGEND:

DBRACT = DEED RECORDS OF AUSTIN COUNTY, TEXAS

ORACT = OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS

OPRACT = OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS

1231/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

(1) = RECORD INFORMATION

GOV WIRE

PIPE MARKER

PIPELINE EVIDENCE

PIPER OPTIC MARKER

AERIAL ELECTRIC LINES

BARBED WIRE FENCE

CHAIN LINK FENCE

WIRE MESH FENCE

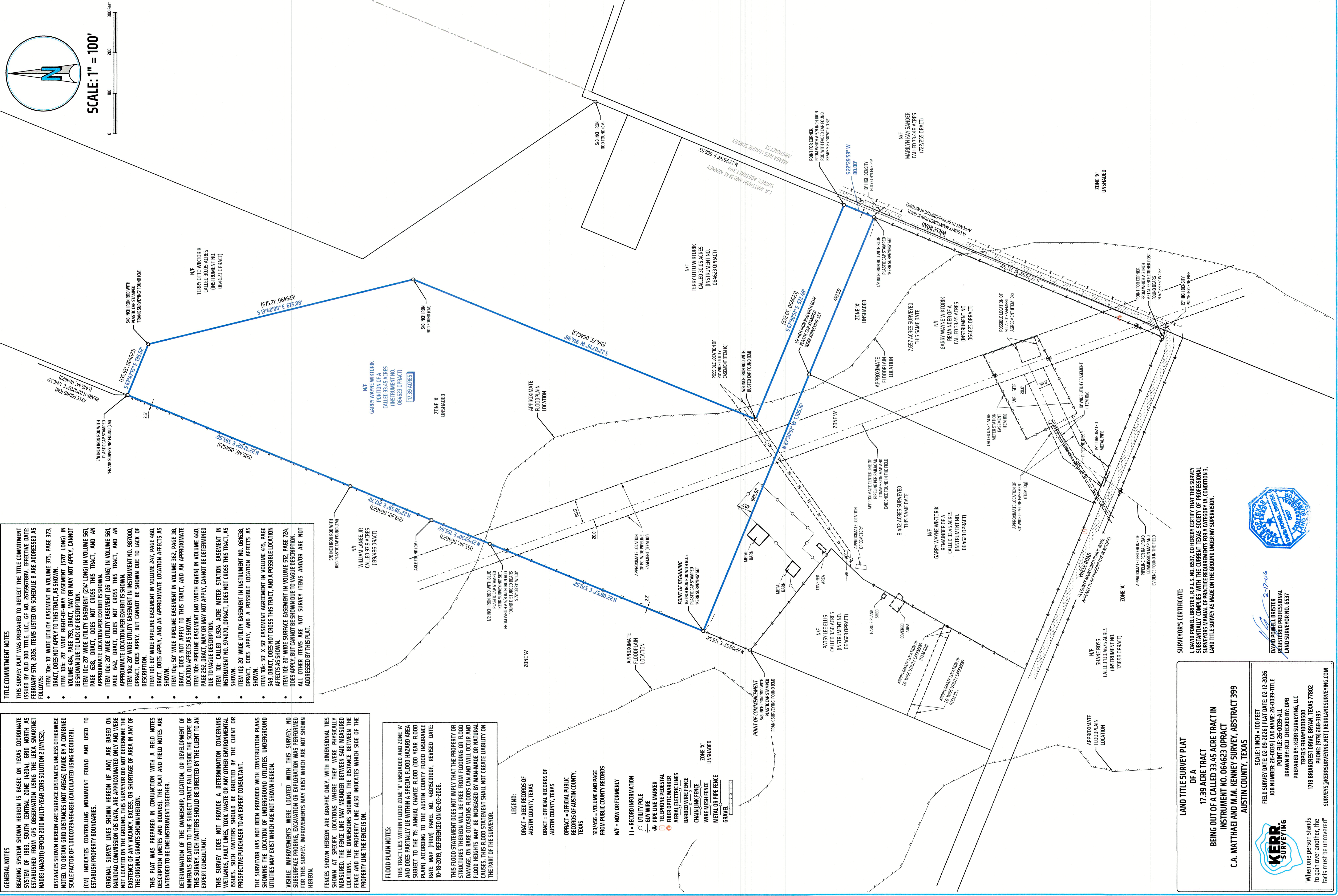
METAL PIPE FENCE

GRAVEL

TITLE COMMITMENT NOTES

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY OLD 300 TITLE, LLC, LG NO. 26558789M, EFFECTIVE DATE: FEBRUARY 5TH, 2026. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10a: 10' WIDE UTILITY EASEMENT IN VOLUME 375, PAGE 373, DBRACT, DOES NOT APPLY TO THIS TRACT AS SHOWN.
- ITEM 10b: 20' WIDE RIGHT-OF-WAY EASEMENT (570' LONG) IN VOLUME 484, PAGE 793, DBRACT, MAY OR MAY NOT APPLY, CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10c: 20' WIDE UTILITY EASEMENT (214' LONG) IN VOLUME 561, PAGE 638, DBRACT, DOES NOT CROSS THIS TRACT, AND AN APPROXIMATE LOCATION PER EXHIBIT IS SHOWN.
- ITEM 10d: 20' WIDE UTILITY EASEMENT (26' LONG) IN VOLUME 561, PAGE 642, DBRACT, DOES NOT CROSS THIS TRACT, AND AN APPROXIMATE LOCATION PER EXHIBIT IS SHOWN.
- ITEM 10e: 20' WIDE UTILITY EASEMENT IN INSTRUMENT NO. 987000, DBRACT, DOES APPLY, BUT CANNOT BE SHOWN DUE TO LACK OF DESCRIPTION.
- ITEM 10f: 80' WIDE PIPELINE EASEMENT IN VOLUME 247, PAGE 460, DBRACT, DOES APPLY, AND AN APPROXIMATE LOCATION AFFECTS AS SHOWN.
- ITEM 10g: 50' WIDE PIPELINE EASEMENT IN VOLUME 382, PAGE 38, DBRACT, DOES NOT APPLY TO THIS TRACT, AND AN APPROXIMATE LOCATION AFFECTS AS SHOWN.
- ITEM 10i: PIPELINE EASEMENT (NO WIDTH GIVEN) IN VOLUME 440, PAGE 232, DBRACT, MAY OR MAY NOT APPLY, CANNOT BE DETERMINED DUE TO VAGUE DESCRIPTION.
- ITEM 10j: CALLED 0.324 ACRE METER STATION EASEMENT IN INSTRUMENT NO. 914070, DBRACT, DOES NOT CROSS THIS TRACT, AS SHOWN.
- ITEM 10k: 20' WIDE UTILITY EASEMENT IN INSTRUMENT NO. 061638, DBRACT, DOES APPLY, AND A POSSIBLE LOCATION AFFECTS AS SHOWN.
- ITEM 10l: 50' X 50' EASEMENT AGREEMENT IN VOLUME 615, PAGE 724, DBRACT, DOES NOT CROSS THIS TRACT, AND A POSSIBLE LOCATION AFFECTS AS SHOWN.
- ITEM 10m: 20' WIDE SURFACE EASEMENT IN VOLUME 512, PAGE 724, DBRACT, DOES APPLY, BUT CANNOT BE SHOWN DUE TO VAGUE DESCRIPTION.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.



LAND TITLE SURVEY PLAT  
OF A

17.39 ACRE TRACT  
BEING OUT OF A CALLED 33.45 ACRE TRACT IN  
INSTRUMENT NO. 064623 OPRACT  
C.A. MATTHAEI AND M.M. KENNEY SURVEY, ABSTRACT 399  
AUSTIN COUNTY, TEXAS



FIELD SURVEY DATE: 02-09-2026 | PLAT DATE: 02-12-2026  
JOB NUMBER: 26-0039 | CAD NAME: 26-0039-TITLE  
POINT FILE: 26-0039-ALL  
DRAWN BY: RCU CHECKED BY: DPB  
PREPARED BY: KERR SURVEYING, LLC  
TPBLS FIRM# 10018500  
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802  
PHONE: (979) 268-3195  
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

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

SURVEYOR'S CERTIFICATE:

I, DAVID POWELL BRISTER, R.P.L.S. NO. 6537, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLETES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS' STANDARDS AND PRACTICES, AND THAT THE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION.



DAVID POWELL BRISTER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6537