SCALE: 1" = 100'

FRANCISCO RUIZ SURVEY, ABSTRACT 41

FLOOD PLAIN NOTES:

THIS TRACT LIES PARTIALLY WITHIN FLOOD ZONE 'X' UNSHADED AND ZONE 'A' AND DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE ROBERTSON COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48395C0425C, EFFECTIVE DATE: 07-17-2011.

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 1.00012858164087 (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.

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:

MRRCT = MAP RECORDS OF ROBERTSON COUNTY, TEXAS

ORRCT = OFFICIAL RECORDS OF ROBERTSON COUNTY, TEXAS

OPRRCT = OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

( ) = RECORD INFORMATION

(D) = 1476/542 OPRRCT

WATER METER
UTILITY POLE
LIGHT POLE/STANDARD
GUY WIRE
A/C UNIT
PIPE LINE MARKER
ELECTRIC SERVICE
TELEPHONE PEDESTAL
AERIAL ELECTRIC LINES
WOOD FENCE
BARBED WIRE FENCE
DECK
CONCRETE
GRAVEL
ASPHALT

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

N/F
MICHAEL SALAZAR AND
YOLANDA SALAZAR
CALLED 15 ACRES
658/174 ORRCT

LOT 8

(CALLED N 85°00'00" E 222 VARAS [616.67'] D)
N 82°58'09" E 617.69'

XTIE FENCE CORNER POST FOUND

LOT 9

APPROXIMATE LOCATION OF 100 YEAR FLOOD PLAIN PER FEMA GIS DATA

FLOOD ZONE 'X' UNSHADED

N/F
CAROLL BARTON LOCKHART
REMAINDER OF A
CALLED 14 ACRES
1476/542 OPRRCT

(CALLED BEARING N 80°29'00" W D)
N 24°18'56" W 548.96'

LOT 10

11.01 ACRES
10986 FM 391

(CALLED S 17°40'48" E 553.09' 1253/403 OPRRCT)
S 19°58'25" E 551.98'

LOT 11

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

N/F
TAMARA MICHELL HAY
CALLED 0.709 ACRES
1253/403 OPRRCT

S 82°58'09" W 259.65'

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

LOT 12

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

S 24°18'56" E 572.99'

LOT 13

N 20°24'24" W 557.28'

(CALLED S 18°17'38" E 517.26' 1253/403 OPRRCT)
S 20°24'24" E 516.94'

THE OAKS
1/96 MRRCT

FLOOD ZONE 'A'

LOT 14

POINT OF BEGINNING
1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET

1/2 INCH IRON ROD FOUND (CM)

FM 391
(70' RIGHT-OF-WAY PER TXDOT PLANS)

5/8 INCH IRON ROD FOUND (CM)

S 78°15'48" W 310.29'
(CALLED BEARING S 80°29'00" W D)

SURVEYOR'S CERTIFICATE:

I, MICHAEL KONETSKI, R.P.L.S. NO. 6531, 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.

8/18/22

Michael Konetski

MICHAEL KONETSKI
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6531

STATE OF TEXAS · REGISTERED · MICHAEL KONETSKI · 6531 · PROFESSIONAL LAND SURVEYOR

TSPS STANDARD LAND SURVEY PLAT
OF A
11.01 ACRE TRACT
BEING THE REMAINDER OF A CALLED 14.00 ACRES IN VOLUME 1476, PAGE 542 OPRRCT
FRANCISCO RUIZ SURVEY, ABSTRACT 41
HEARNE, ROBERTSON COUNTY, TEXAS

KERR SURVEYING

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

SCALE: 1 INCH = 100 FEET
SURVEY DATE: 08-03-2022 | PLAT DATE: 08-18-2022
JOB NUMBER: 22-562 | CAD NAME: 22-562-BOUNDARY
POINT FILE: 22-562 (cont); 22-562 (job)
DRAWN BY: KTL CHECKED BY: MK

PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM