

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 CORRS 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 1.0000239518946 (CALCULATED USING GEOID128).

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

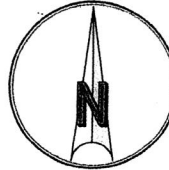
(P) INDICATES THE PLAT FILED IN PLAT CABINET FILE NO. 16A, PRWCT.

ALL PROPERTY CORNERS ALONG THE CENTERLINE OF THE CONCRETE FLUME ARE A 'POINT FOR CORNER'.

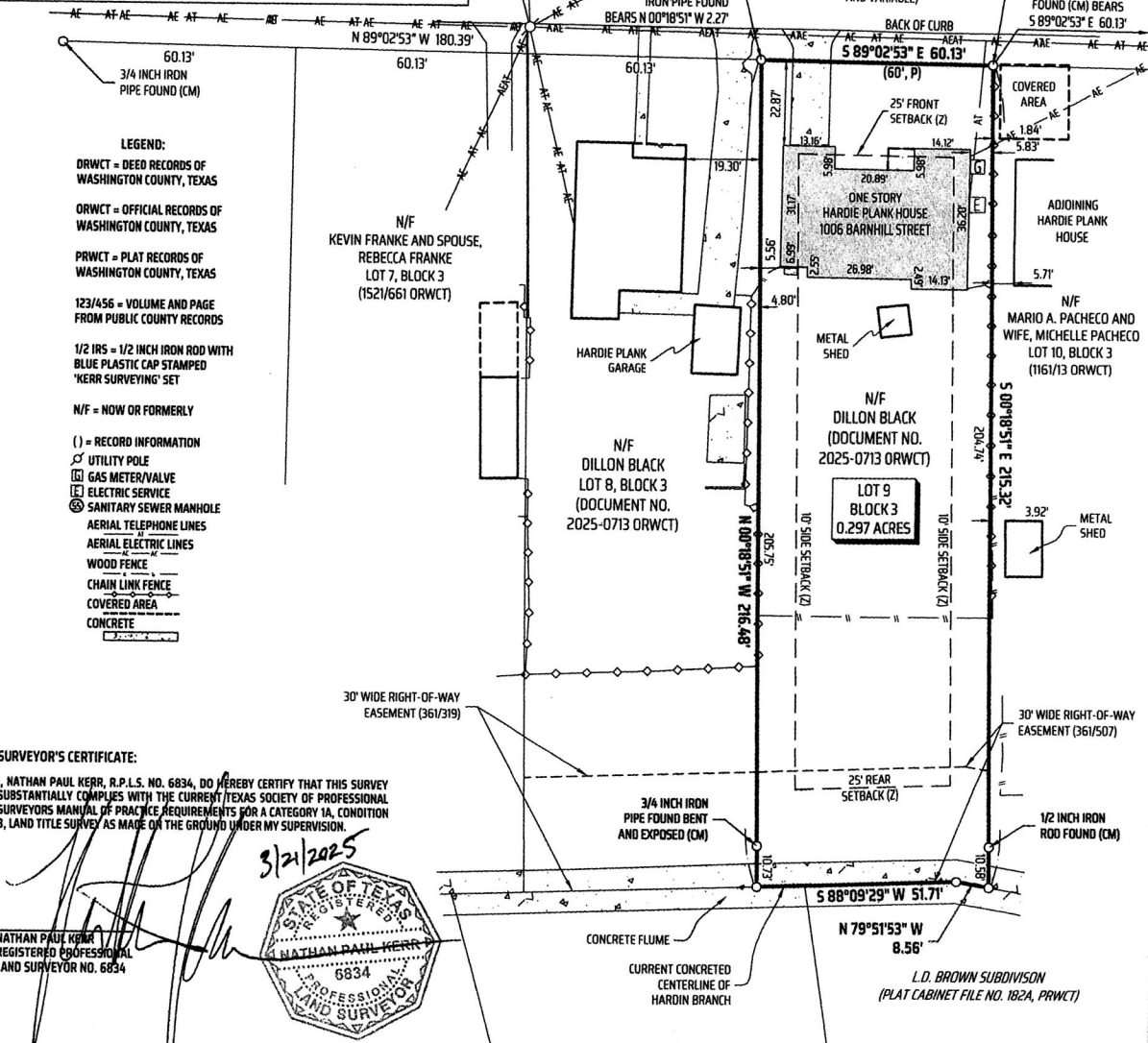
THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY SOUTH LAND TITLE, LLC, OF NO. WCA2501875, EFFECTIVE DATE: FEBRUARY 14TH, 2025. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10H: EASEMENTS AND BUILDING LINES AS SHOWN ON THE PLAT FILED IN PLAT CABINET FILE NO. 16A, PRWCT, DO APPLY, BUT CANNOT BE SHOWN DUE TO HAVING NO SUCH RESTRICTIONS SHOWN ON THE FACE OF SAID PLAT.
- ITEM 10I: BLANKET SANITARY SEWER LINE EASEMENT IN VOLUME 86, PAGE 220, DRWCT, DOES APPLY, BUT IS BLANKET IN NATURE AND CANNOT BE SHOWN.
- ITEM 10J: BLANKET SEWER LINE EASEMENT IN VOLUME 122, PAGE 507, DRWCT, DOES APPLY, BUT IS BLANKET IN NATURE AND CANNOT BE SHOWN.
- ITEM 10K: 30' WIDE RIGHT-OF-WAY EASEMENT IN VOLUME 361, PAGE 507, DRWCT, AFFECTS AS SHOWN.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

BUYER	BRAD TATUM
TITLE COMPANY	SOUTH LAND TITLE, LLC
G.F. No.	WCA2501875



SCALE: 1" = 30'



SURVEYOR'S CERTIFICATE:

I, NATHAN PAUL KERR, R.P.L.S. NO. 6834, 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.

3/21/2025
NATHAN PAUL KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6834

LAND TITLE SURVEY PLAT
OF
LOT 9, BLOCK 3
OAK TERRACE ADDITION
PLAT CABINET FILE NO. 16A PRWCT
ARRABELLA HARRINGTON LEAGUE SURVEY, ABSTRACT 55
BRENHAM, WASHINGTON COUNTY, TEXAS



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

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 03-21-2025 | PLAT DATE: 03-21-2025
JOB NUMBER: 25-0336 | CAD NAME: 25-0336-TITLE
POINT FILE: 25-0336-ALL
DRAWN BY: RCU CHECKED BY: NPK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

ZONING SETBACK NOTES

ACCORDING TO THE CITY OF BRENHAM ONLINE ZONING MAP REFERENCED ON 3/21/2025, THIS TRACT IS ZONED MIXED RESIDENTIAL (R2) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

FRONT SETBACK - 25 FEET
SIDE SETBACK (INTERIOR) - 10 FEET
REAR SETBACK - 25 FEET

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 WASHINGTON COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48477C0295C, EFFECTIVE DATE: 08-16-2011.