SCALE: 1" = 200'

0 200 400 600 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 LIMESTONE COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48293C0250C, EFFECTIVE DATE: 09-16-2011, AND THE MCLENNAN COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48309C0450C, EFFECTIVE DATE 09-26-2008, BOTH REFERENCED ON 08-20-2026.

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:

DRLCT = DEED RECORDS OF LIMESTONE COUNTY, TEXAS

DRMCT = DEED RECORDS OF MCLENNAN COUNTY, TEXAS

OPRMCT = OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

( ) = RECORD INFORMATION

UTILITY POLE

GUY WIRE

TELEPHONE PEDESTAL

AERIAL TELEPHONE LINES

BARBED WIRE FENCE

LIMESTONE COUNTY
THOMAS SARGEANT SURVEY, ABSTRACT 503
MCLENNAN COUNTY
THOMAS SARGEANT SURVEY, ABSTRACT 1163

FARM-TO-MARKET 339
(80' RIGHT-OF-WAY PER TXDOT MAPS)
(A.K.A. COUNTY LINE PARKWAY)

N/F
JOHN J. MURPHY &
LESLIE R. MURPHY
CALLED 56.242 ACRES
(2014010369 OPRMCT)

N/F
JAMES PATRICK KIMBALL
CALLED 66.870 ACRES
(1350/389 DRLCT)

N/F
MICHAEL LEE KIMBALL
CALLED 67.941 ACRES
(1350/395 DRLCT)

61.98 ACRE TRACT

OUT OF N/F
CRAIG RAY GRAHAM
CALLED 129.660 ACRES
(2016003834 OPRMCT)

NO BUILDINGS OBSERVED

REMAINDER OF N/F
CRAIG RAY GRAHAM
CALLED 129.660 ACRES
(2016003834 OPRMCT)

N/F
VERNA RAE STODGHILL
LASTRAPES & ROBERT
DWAIN STODGHILL
CALLED 100 ACRES
(1275/47 DRMCT)

POND

1/2" IRON ROD FOUND ON LINE

1/2" IRON ROD FOUND (CM)

(KSB)

(IN 58°20'15" E, 526.08', 1350/389 DRLCT) N 58°18'31" E 526.95'

(CALLED S 32°04'45" E, 1350/389 DRLCT) S 32°28'57" E 1,521.31' (CALLED 1010.0' DISTANCE, 1620.96', 2016003834 OPRMCT)

(CALLED S 32°04'45" E, 1350/389 DRLCT)

(IN 58°20'15" E, 2,934.66', 2016003834 OPRMCT) N 58°18'31" E 2,933.94'

N 58°18'31" E 3,460.89'

5 58°18'31" W 2,062.41'

N 31°45'35" W 1,422.85'

5 58°14'25" W 1,420.53'

FENCE ON LINE

FEED TANK ON CONCRETE

18" CONCRETE PIPE

POINT OF BEGINNING
1/2" IRON ROD FOUND (CM)

N 31°18'10" W 200.10'

EDGE OF ASPHALT

1/2" IRON ROD FOUND (CM) AT THE SOUTHWEST CORNER OF THE STODGHILL TRACT BEARS: S 31°18'10" E 25.76'

S 31°18'10" E 1,425.34'

5 58°14'25" W 3,494.30' (S 60°11'40" W 3,433.47', 2016003834 OPRMCT)

5 58°14'25" W 2,072.31'

1/2" IRON ROD FOUND (CM)

PASS A POINT, FROM WHICH A 1/2" IRON ROD FOUND BEARS: N 58°14'25" E 1.46'

APPROXIMATE LOCATION OF ORIGINAL SURVEY LINE & COUNTY LINE

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON 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 1.00008328663547 (CALCULATED USING GEOID12B).

(CM) INDICATES A CONTROLLING MONUMENT FOUND AND USED AS THE BASIS FOR ESTABLISHING PROPERTY BOUNDARIES. OTHER MONUMENTS DESCRIBED AS "FOUND" ARE SHOWN AT THEIR LOCATED POSITIONS AND WERE CONSIDERED AS SUPPORTIVE EVIDENCE OF THE BOUNDARY SHOWN HEREON.

(KSB) DENOTES A 1/2" IRON ROD WITH A BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET.

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.

THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. VISIBLE IMPROVEMENTS WERE LOCATED; NO SUBSURFACE PROBING, EXCAVATION, OR EXPLORATION WAS PERFORMED. ADDITIONAL UNDERGROUND UTILITIES AND IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

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 WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

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.

THIS TRACT DOES NOT LIE WITHIN A MUNICIPALITY AND LIES ENTIRELY WITHIN THE UNINCORPORATED LIMITS OF MCLENNAN COUNTY, TEXAS AND LIMESTONE COUNTY, TEXAS.

TITLE COMMITMENT NOTES

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY FLOWERS TITLE COMPANIES, LLC, GF NO. 26003994OOC, EFFECTIVE DATE: MAY 29, 2026. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10F: RIGHT-OF-WAY EASEMENT TO NAVASOTA VALLEY ELECTRIC COOPERATIVE INC. RECORDED IN FILE NO. 2003033210 OPRMCT; APPLIES, EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- ITEM 10g: RIGHT-OF-WAY EASEMENT TO EOL WATER SUPPLY CORPORATION RECORDED IN 573/97 DRMCT; APPLIES, EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

SURVEYOR'S CERTIFICATE:

I, DAVID POWELL BRISTER, R.P.L.S. NO. 6537, 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.

8-21-26

DAVID POWELL BRISTER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6537

STATE OF TEXAS SURVEYOR DAVID POWELL BRISTER 6537 REGISTERED PROFESSIONAL LAND SURVEYOR

LAND TITLE SURVEY PLAT
OF A
61.98 ACRE TRACT
BEING OUT OF A CALLED 129.660 ACRES DESCRIBED IN DOC. NO. 2016003834 OPRMCT
THOMAS SARGEANT SURVEY, ABSTRACT 503
LIMESTONE COUNTY, TEXAS, AND
THOMAS SARGEANT SURVEY, ABSTRACT 1163
MCLENNAN COUNTY, TEXAS

SCALE: 1 INCH = 200 FEET
FIELD SURVEY DATE: 08-19-2026 | PLAT DATE: 08-20-2026
JOB NUMBER: 26-1101 | CAD NAME: 26-1101-TITLE
POINT FILE: 21-1036 (cont); 26-1101 (job)
DRAWN BY: KTL CHECKED BY: DPB

PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

KERR SURVEYING

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