

LINE	BEARING	DISTANCE
L1	N 65°33'53" W	11.16'
L2	N 50°20'10" W	95.22'
L3	N 25°30'57" W	133.39'
L4	N 21°32'56" W	128.58'
L5	N 28°25'42" W	248.15'
L6	N 32°40'54" W	373.30'
L7	N 37°08'42" W	249.19'
L8	N 53°45'26" W	292.78'
L9	N 39°35'38" W	401.51'
L10	N 30°46'00" W	149.25'
L11	N 06°58'49" W	96.32'

BUYER	DODD CAPITAL COMPANY
TITLE COMPANY	LAWYERS TITLE COMPANY OF BRAZOS COUNTY
G.F. No.	547669

N/F BRAZOS FARM LIMITED REMAINDER OF CALLED 600.90 ACRE TRACT (THIRD TRACT, 386/164 DRBCT)

**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 AND A CATEGORY 6, CONDITION 2, TOPOGRAPHIC SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

6/6/2024  
 NATHAN PAUL KERR  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6834

**LAND TITLE AND TOPOGRAPHIC SURVEY PLAT OF AN 86.32 ACRE TRACT CALLED TO BE 86.06 ACRES IN VOLUME 9933, PAGE 22 OPRBCT JAMES CURTIS JR. LEAGUE SURVEY, ABSTRACT 12 WILLIAM MATHIS LEAGUE SURVEY, ABSTRACT 37 BRAZOS COUNTY, TEXAS**

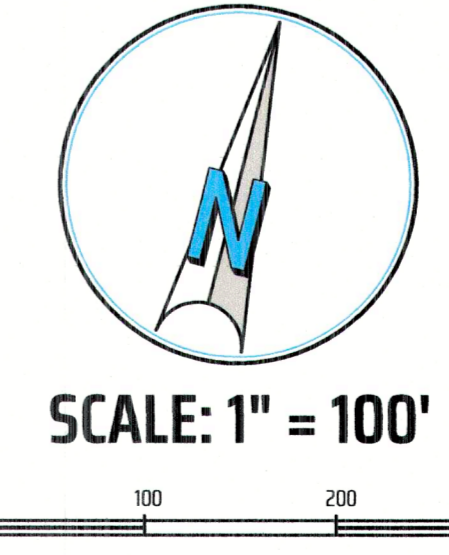
SCALE: 1 INCH = 100 FEET  
 SURVEY DATE: 06-05-2024 | PLAT DATE: 06-06-2024  
 JOB NUMBER: 24-624 | CAD NAME: 24-624-5  
 POINT FILE: 24-624-ALL  
 DRAWN BY: WJB CHECKED BY: NPK  
 PREPARED BY: KERR SURVEYING, LLC  
 TBPELS FIRM#10018500  
 1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802  
 PHONE: (979) 268-3195  
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

**LEGEND:**

DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS  
 ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS  
 OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS  
 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY  
 ( ) = RECORD INFORMATION  
 1/2 KERR SET = 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET  
 1/2 KLING FOUND = 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'SM KLING RPLS 2003' FOUND

UTILITY POLE  
 GUY WIRE  
 PIPE LINE MARKER  
 FIBER OPTIC MARKER  
 AERIAL ELECTRIC LINES  
 BARBED WIRE FENCE  
 WIRE MESH FENCE



**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 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 1.00010730366103 (CALCULATED USING GEOD12B).

CONTOUR LINES AND ELEVATIONS SHOWN HEREON WERE CREATED BASED ON DATA COLLECTED IN THE FIELD BY KERR SURVEYING USING AERIAL DRONE LIDAR AND CONVENTIONAL SURVEY EQUIPMENT. ELEVATION DATUM: NAVD 1988 (GEOD12B).

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

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE SURVEYOR LETTER PROVIDED BY LAWYERS TITLE COMPANY OF BRAZOS COUNTY, GF NO. 547669, DATED: 05-31-2024. SCHEDULE B EXCEPTIONS ARE ADDRESSED AS FOLLOWS:

- ITEM 10d: 50' "PUBLIC ROAD" SHOWN ON PLAT (Q/389 CMBCT) DOES CROSS THIS TRACT. APPROXIMATE LOCATION OF ROAD SHOWN HEREON.
- ITEM 10e: ELECTRICAL EASEMENT TO THE CITY OF BRYAN (98/133 DRBCT) DOES AFFECT THE NORTHEAST PORTION OF THIS TRACT. THIS EASEMENT IS BLANKET AND NATURE AND CANNOT BE PLOTTED.
- ITEM 10f: EASEMENT TO LONE STAR GAS (126/154 DRBCT) DOES APPLY TO THE PARENT OF THIS TRACT. ACTUAL PIPELINE COVERED BY THIS EASEMENT LIES ON THE NORTH SIDE OF HIGHWAY 21.
- ITEM 10g: EASEMENT TO SINCLAIR REFINING CO. (132/98 DRBCT) DOES APPLY TO THE PARENT OF THIS TRACT. ACTUAL PIPELINE COVERED BY THIS BLANKET EASEMENT DOES NOT CROSS THIS TRACT.
- ITEMS 10h-10i DO NOT CROSS OR APPLY TO THIS TRACT.
- ITEM 10j: PIPELINE EASEMENT TO FERGUSON CROSSING PIPE LINE CO. (1284/94 DRBCT) DOES CROSS THIS TRACT AS SHOWN.
- ITEM 10k: EASEMENT TO FERGUSON BURLESON COUNTY GAS GATHERING SYSTEM (249/110 DRBCT) DOES NOT CROSS THIS TRACT.
- ITEM 10l: SUBSURFACE EASEMENT (12836/293 OPRBCT) DOES APPLY TO THIS TRACT.
- ITEM 10m: EASEMENT, SURFACE SITE AND ACCESS AGREEMENT (15061/36 OPRBCT) DOES APPLY AS SHOWN.
- ITEM 10n: ELECTRICAL EASEMENT TO THE CITY OF BRYAN (15673/274 OPRBCT) DOES CROSS THIS TRACT AS SHOWN.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

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.

UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES 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.