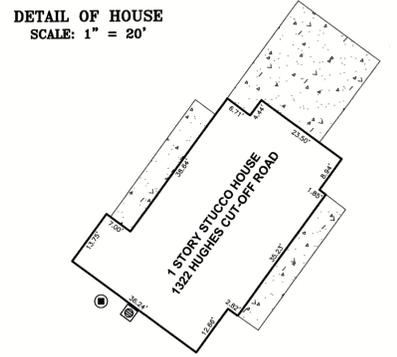
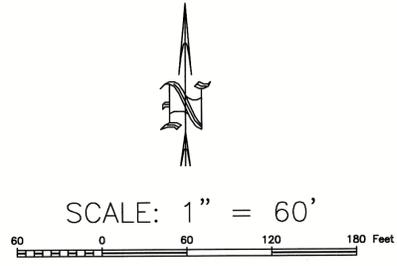


LEGEND:
 (D.R.R.C.T.) = DEED RECORDS OF ROBERTSON COUNTY, TEXAS
 (O.P.R.R.C.T.) = OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS
 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
 N/F = NOW OR FORMERLY
 ○ CLEAN OUT
 □ UTILITY POLE
 → GUY WIRE
 ⊠ A/C UNIT
 — AERIAL ELECTRIC LINES
 — WOOD FENCE
 — BARBED WIRE FENCE
 — WIRE MESH FENCE
 — CONCRETE

GENERAL NOTES
 COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE NGS OPUS SOLUTION REPORT SUBMITTED 06-07-2018 AND AS ESTABLISHED BY GPS OBSERVATION. BASE STATIONS USED FOR OPUS SOLUTION: TXBT BELTON CORS; TXC2 CAMERON CORS; AND TXMX MEXIA CORS.
 DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001286871955 (CALCULATED USING GEOID12B).
 (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
 THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY SOUTH LAND TITLE, LLC, GF NO. BC1807678, EFFECTIVE DATE: 07-13-2019, ISSUED: 07-24-2019.
 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.
 SEE METES AND BOUNDS RECORDED IN DEED, 1382/342 (O.P.R.R.C.T.) FOR MORE DESCRIPTIVE INFORMATION.



TRACT 1
 9.657 ACRE TRACT

N/F
 SCHIEFFER PROPERTIES, LLC
 9.657 ACRE TRACT
 1382/342

N/F
 HARVEY PETTY
 CALLED 9.4 ACRE TRACT
 'AKA' LOT 5 OF THE DIVISION
 OF JIM PETTY ESTATE
 131/31 (D.R.R.C.T.)

1 STORY STUCCO HOUSE
 1322 HUGHES CUT-OFF ROAD
 (SEE DETAIL)

APPROXIMATELY 0.113 OF
 AN ACRE WITHIN THE
 FENCED RIGHT-OF-WAY
 OF COUNTY ROAD 303

FENCED RIGHT-OF-WAY OF
 COUNTY ROAD 303
 'HUGHES CUTOFF ROAD'

N/F
 FELIX PETTY
 CALLED 9.4 ACRE TRACT
 'AKA' LOT 11 OF THE DIVISION
 OF JIM PETTY ESTATE
 131/41 (D.R.R.C.T.)

N/F
 HAZEL P. MASON
 CALLED 9.4 ACRE TRACT
 'AKA' LOT 10 OF THE DIVISION
 OF JIM PETTY ESTATE
 241/130 (D.R.R.C.T.)

LAND TITLE SURVEY PLAT
OF A
9.657 ACRE TRACT
VOLUME 1382, PAGE 342 (O.P.R.R.C.T.)
HENRY W. MOSS SURVEY, A-235
ROBERTSON COUNTY, TEXAS

SURVEYOR'S CERTIFICATE:
 I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT IS A TRUE REPRESENTATION OF A CATEGORY 1A, CONDITION III SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48395C0450C, EFFECTIVE DATE: 07-18-2011.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4502



SCALE: 1 INCH = 60 FEET
 SURVEY DATE: 04-10-2020
 PLAT DATE: 04-27-2020
 JOB NUMBER: 20-167
 CAD NAME: 20-167
 POINT FILE: 18-312 (cont); 20-167 (job)
 PREPARED BY: KERR SURVEYING, LLC (TBP/ELS FIRM#10018500)
 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
 PHONE: (979) 268-3195
 BRAD@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

DRAWN BY: J.BARKER CHECKED BY: TJ FRANK