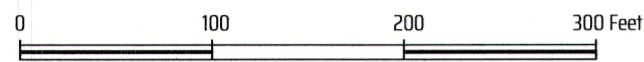


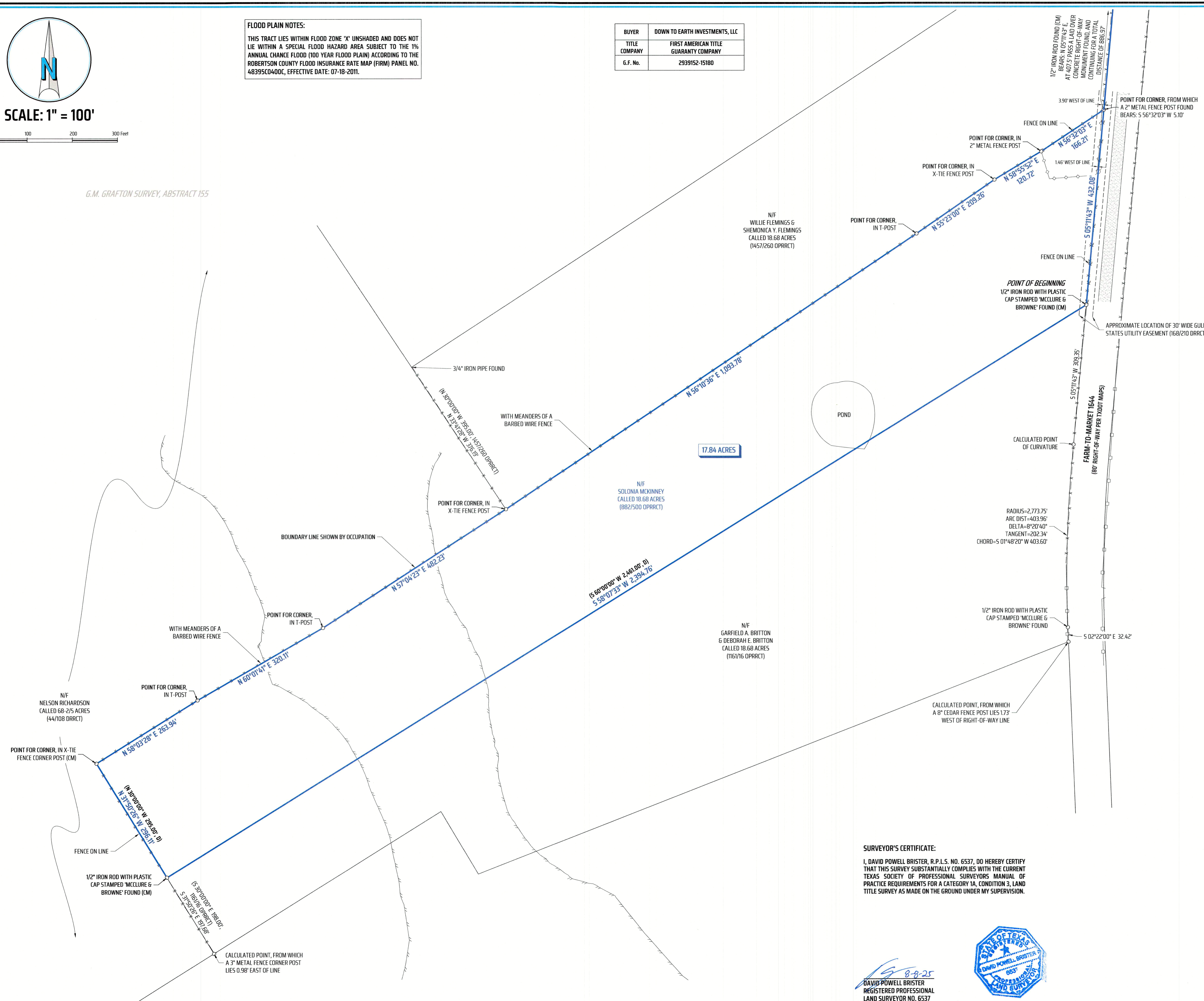
SCALE: 1" = 100'



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 ROBERTSON COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48395C0400C, EFFECTIVE DATE: 07-18-2011.

BUYER	DOWN TO EARTH INVESTMENTS, LLC
TITLE COMPANY	FIRST AMERICAN TITLE GUARANTY COMPANY
G.F. No.	2939152-15180

G.M. GRAFTON SURVEY, ABSTRACT 155



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 1.00012911844455 (CALCULATED USING GEOID12B).

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

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF NO. 2939152-15180, EFFECTIVE DATE: JULY 10, 2025. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10H: 30' EASEMENT TO GULF STATES UTILITIES COMPANY RECORDED IN 168/210 DRRCT; DOES APPLY AS APPROXIMATELY SHOWN HEREON.
- ITEM 10I: EASEMENT TO SANTA FE PIPELINE COMPANY RECORDED IN 256/129 PRRCT; DOES APPLY, EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- 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.

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:

DRRCT = DEED RECORDS OF ROBERTSON COUNTY, TEXAS

PRRCT = PUBLIC 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

☐ = UTILITY POLE

⚡ = AERIAL ELECTRIC LINES

—|— = BARBED WIRE FENCE

—|—|— = CHAIN LINK FENCE

—|—|—|— = WIRE MESH FENCE

▬ = ASPHALT

REVISED ON 08/08/2025 TO ADJUST ANGLE IN NORTH LINE

SURVEYORS NOTE:

VESTING DEED FOR VOLUME 882, PAGE 500 OF THE OPRRCT DOES NOT HAVE GOOD GEOMETRICAL CLOSURE. SHOWN BOUNDARY IS FROM FOUND MONUMENTATION AND APPARENT OCCUPIED FENCE LINES PREFERRED OVER RECORDED COURSES.

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.

8-8-25
DAVID POWELL BRISTER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6537



LAND TITLE SURVEY PLAT
OF A
17.84 ACRE TRACT
BEING ALL OF A CALLED 18.68 ACRES DESCRIBED IN
VOLUME 882, PAGE 500 OPRRCT
G.M. GRAFTON SURVEY, ABSTRACT 155
ROBERTSON COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
SURVEY DATE: 08-01-2025 | PLAT DATE: 08-06-2025
JOB NUMBER: 25-0953 | CAD NAME: 25-0953
POINT FILE: 21-390 (cont); 25-0953 (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"



**FIELD NOTES DESCRIPTION
OF A
17.84 ACRE TRACT
G.M. GRAFTON SURVEY, ABSTRACT 155
ROBERTSON COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 17.84 ACRES LYING IN THE G.M. GRAFTON SURVEY, ABSTRACT 155, IN ROBERTSON COUNTY, TEXAS, BEING ALL OF A CALLED 18.68 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SOLONIA MCKINNEY RECORDED IN VOLUME 882, PAGE 500 OF THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS (OPRRCT); SAID 17.84 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with a plastic cap stamped 'MCCLURE BROWNE' found in the west right-of-way line of Farm-to-Market 1644 (FM 1644, 80' wide right-of-way per TXDOT maps), for the northeast corner of a called 18.68 acre tract of land described in a deed to Garfield A. Britton and Deborah E. Britton recorded in Volume 1161, Page 16 (OPRRCT), same being the southeast corner of said McKinney tract, and the southeast corner hereof, from which a 1/2 inch iron rod with plastic cap stamped 'MCCLURE BROWNE' found for the southeast corner of said Britton tract bears S 05° 11' 43" W, a distance of 309.55 feet to a calculated point for corner marking the beginning of a curve to the left, and with said curve to the left having a radius of 2,773.75 feet, an arc length of 403.96 feet, a delta angle of 8° 20' 40", and a chord which bears S 01° 48' 20" W a distance of 403.60 feet to the aforementioned capped 1/2 inch iron rod;

THENCE, departing the west right-of-way line of said FM 1644, with the common line of said McKinney tract and said Britton tract, **S 58° 07' 33" W**, a distance of **2,394.76 feet** to a 1/2 inch iron rod with a plastic cap stamped 'MCCLURE BROWNE' found in the east line of a called 68-2/5 acre tract of land described in a deed to Nelson Richardson recorded in Volume 44, Page 108 of the Deed Records of Robertson County, Texas (DRRCT), for the northwest corner of said Britton tract, same being the southwest corner of said McKinney tract and the southwest corner hereof;

THENCE, with the apparent and occupied line with barb wire fence of said McKinney tract and said Richardson tract the following four (4) bearings and distances:

- 1) N 31° 50' 26" W**, a distance of **296.11 feet** to a point for corner in a x-tie fence corner post;
- 2) N 58° 03' 58" E**, a distance of **263.94 feet** to a point for corner in a t-post;
- 3) N 60° 01' 41" E**, a distance of **320.11 feet** to a point for corner in a t-post;
- 4) N 57° 04' 23" E**, a distance of **482.23 feet** to a point for corner in a x-tie fence corner post, at the east corner of said Richardson tract, same being the southwest corner of a called 18.68 acre tract of land described in a deed to Willie Flemings and Shemonica Y. Flemings recorded in Volume 1457, Page 260 (OPRRCT), from which a 3/4 inch iron pipe found at the northwest corner of said Flemings tract bears N 33° 41' 28" W a distance of 376.19 feet;

THENCE, continuing with said barbed wire fence, with the common line of said McKinney tract and said Flemings tract, for the following four (4) bearings and distances:

- 1) **N 56° 10' 36" E**, a distance of **1,093.78 feet** to a point for corner in a t-post;
- 2) **N 55° 23' 00" E**, a distance of **209.26 feet** to a point for corner in a x-tie fence post;
- 3) **N 58° 55' 52" E**, a distance of **120.72 feet** to a point for corner in a 2 inch metal fence post;
- 4) **N 56° 32' 03" E**, a distance of **166.21 feet** to a point for corner lying in the west right-of-way line of said FM 1644, at the southeast corner of said Flemings tract, same being the northeast corner of said McKinney tract, from which a 2 inch metal fence corner post found bears **S 56° 32' 03" W** a distance of 5.10 feet, and a 1/2 inch iron rod found bears **N 05° 11' 43" E**, at a distance of 407.5 feet pass a laid over concrete right-of-way monument found, can continue for a total distance of 886.97 feet to aforementioned 1/2 inch iron rod;

THENCE, with the common line of said FM 1644 and said McKinney tract, **S 05° 11' 43" W**, a distance of **432.08 feet** to the **POINT OF BEGINNING** hereof and containing **17.84 acres**, more or less.

Surveyed on the ground August 2025 under my supervision. See plat prepared August 2025 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), 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 described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00012911844455 (calculated using GEOD12B). Reference drawing: 25-0953.



8/8/25

David Powell Brister

Registered Professional Land Surveyor No. 6537



KERR SURVEYING

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Surveys@kerrsurveying.net | TBPELS Firm No. 10018500