

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 1.00006104694866 (CALCULATED USING GEOID12B).

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

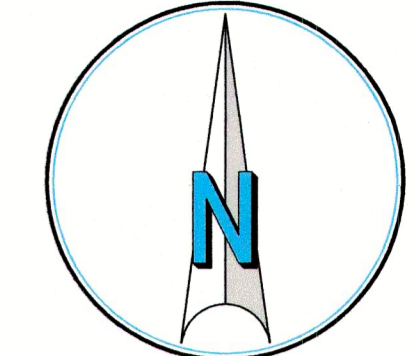
(D) INDICATES THE DEED CALLS FILED IN DOCUMENT NO. 2002052183, OPRCLT.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. 2024054389 - DP, EFFECTIVE DATE: JUNE 2ND, 2024. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

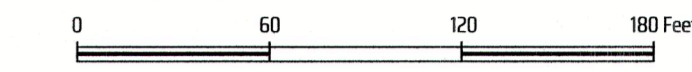
- ITEM 10i: 150' WIDE UTILITY EASEMENT IN VOLUME 308, PAGE 122, DRLCT, DOES NOT APPLY.
- ITEM 10j: 150' WIDE UTILITY EASEMENT IN VOLUME 312, PAGE 195, DRLCT, DOES NOT APPLY.
- ITEM 10k: 75' WIDE RIGHT-OF-WAY UTILITY EASEMENT IN VOLUME 424, PAGE 21, DRLCT, DOES NOT APPLY.
- ITEM 10l: 10' WIDE GAS LINE EASEMENT IN VOLUME 550, PAGE 518, DRLCT, MAY OR MAY NOT APPLY, AND A POSSIBLE LOCATION IS SHOWN.
- ITEM 10m: EASEMENT AGREEMENT IN VOLUME 851, PAGE 840, DRLCT, DOES NOT APPLY.
- ITEM 10n: 175' WIDE UTILITY EASEMENT IN VOLUME 915, PAGE 583, DRLCT, DOES APPLY, AND AN APPROXIMATE LOCATION AFFECTS AS SHOWN.
- ITEM 10o: 60' WIDE ROAD, DRAINAGE AND UTILITY EASEMENT IN VOLUME 1328, PAGE 438, OPRCLT, AFFECTS AS SHOWN.
- ITEM 10p: 70' WIDE DRAINAGE EASEMENTS IN VOLUME 620, PAGE 438, DRLCT, DO NOT APPLY.
- ITEM 10q: BLANKET PIPELINE EASEMENT IN VOLUME 127, PAGE 288, DRLCT, MAY OR MAY NOT APPLY, CANNOT BE DETERMINED DUE TO VAGUE DESCRIPTION.
- ITEM 10r: 50' WIDE UTILITY EASEMENT IN VOLUME 229, PAGE 249, DRLCT, DOES APPLY, AND AN APPROXIMATE LOCATION AFFECTS 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.

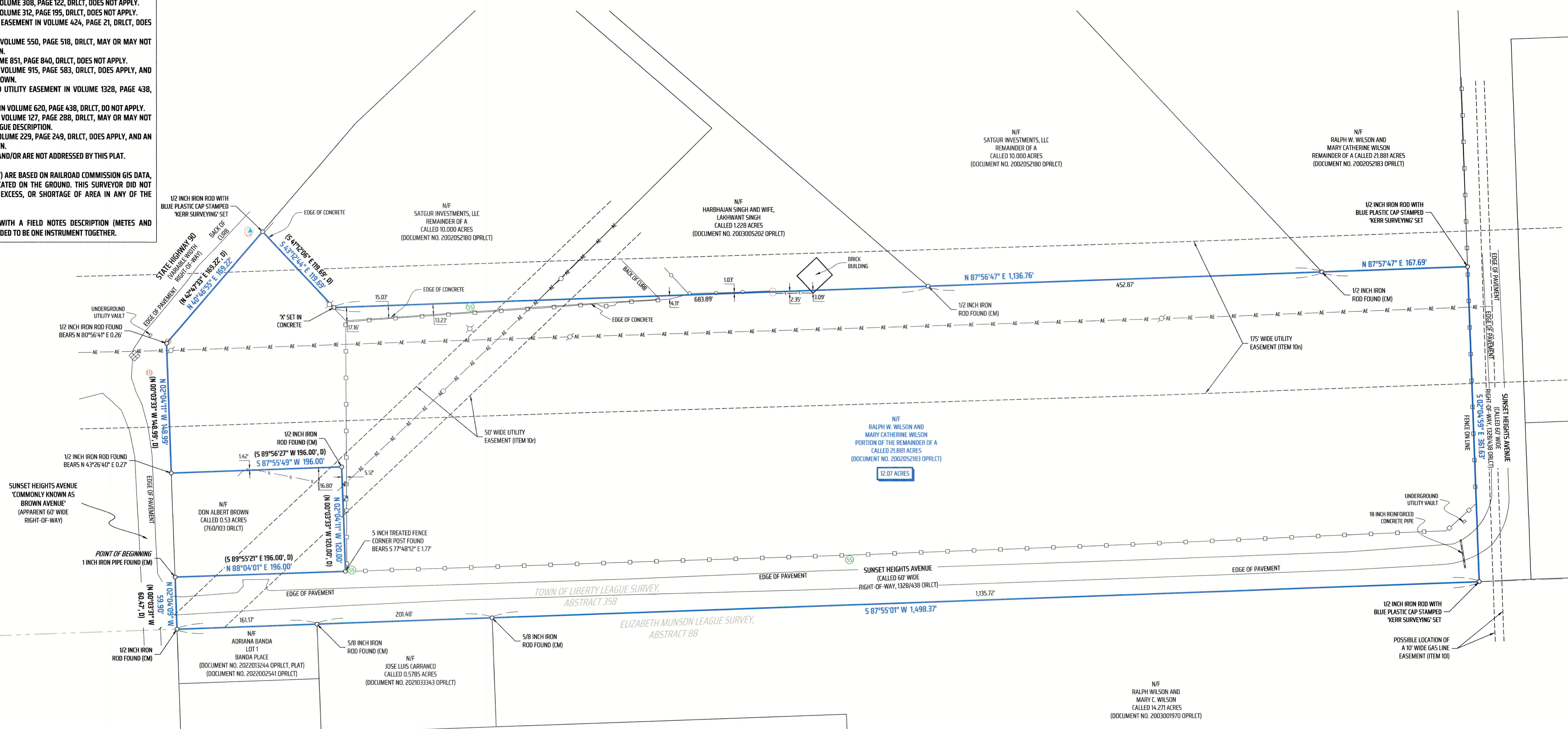
THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.



SCALE: 1" = 60'



- LEGEND:**
- DRLCT = DEED RECORDS OF LIBERTY COUNTY, TEXAS
 - ORCLCT = OFFICIAL RECORDS OF LIBERTY COUNTY, TEXAS
 - OPRCLCT = OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS
 - 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
 - N/F = NOW OR FORMERLY
 - () = RECORD INFORMATION
 - ☐ = WATER METER
 - ⊗ = SANITARY SEWER MANHOLE
 - ⊕ = GRATE INLET
 - ⊙ = UTILITY POLE
 - ⊗ = LIGHT POLE/STANDARD
 - ⊕ = PIPE LINE MARKER
 - ⊗ = TELEPHONE PEDESTAL
 - ⊕ = FIBER OPTIC MARKER
 - ⊙ = AERIAL ELECTRIC LINES
 - = WOOD FENCE
 - = METAL FENCE/WALL
 - = WIRE MESH FENCE
 - ⊙ = METAL OR PIPE FENCE



LAND TITLE SURVEY PLAT
OF A
12.07 ACRE TRACT
BEING OUT OF THE REMAINDER OF A
CALLED 21.881 ACRE TRACT
DOCUMENT NO. 2002052183 OPRCLT
TOWN OF LIBERTY LEAGUE SURVEY, ABSTRACT 358
ELIZABETH MUNSON LEAGUE SURVEY, ABSTRACT 88
DAYTON, LIBERTY COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET
 SURVEY DATE: 07-17-2024 | PLAT DATE: 07-17-2024
 JOB NUMBER: 24-741 | CAD NAME: 24-741-TITLE
 POINT FILE: 24-741-ALL
 DRAWN BY: RCU CHECKED BY: DPB
 PREPARED BY: KERR SURVEYING, LLC
 TBPELS FIRM#10018500
 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
 PHONE: (979) 268-3195
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

KERR SURVEYING

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

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.

7-17-24
 DAVID POWELL BRISTER
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6537

FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADOWED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE LIBERTY COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48291C0420D, REVISED DATE: 01-19-2018.

ZONING SETBACK NOTES

ACCORDING TO THE CITY OF DAYTON ONLINE ZONING MAP REFERENCED ON 7/15/2024, THIS TRACT IS ZONED GENERAL COMMERCIAL [GC] AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) NOT SHOWN HEREON:

FRONT SETBACK - 25'
 SIDE SETBACK (INTERIOR) - 10'
 SIDE SETBACK (STREET) - 20'
 REAR SETBACK - 10'