

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NZA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00001074809664 (CALCULATED USING GEOID12B).
3. 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 BRAZOS COUNTRY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0285E, REVISED DATE 05-12-2016.
4. BUILDING SETBACKS TO BE IN COMPLIANCE WITH BRAZOS COUNTY REGULATIONS.
5. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADJ, TO MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
6. THIS SURVEY REFLECTS THE BOUNDARY OF THE PROPERTY ONLY. IMPROVEMENTS ARE NOT SHOWN HEREON.
7. ALL PROPERTY CORNERS ARE 1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED.
8. ELECTRICAL SERVICE FROM BTU.
9. TELECOM SERVICE THROUGH BRAZOS WIFI.
10. SEWER SERVICE IS ON SITE SEWAGE FACILITIES (OSSF).
11. WATER SERVICE FROM WELLBORN SPECIAL UTILITY DISTRICT.

SCALE: 1 INCH = 100 FEET
SURVEY DATE: 10-22-2024 | PLAT DATE: 5-27-2025
NUMBER: 24-1165 | CAD NAME: 24-1165-S RP 9077 Lightsey
POINT FILE: JONESRD-GRID (cont); 24-1165 (job)
DRAWN BY: TJF CHECKED BY: MK
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