



SCALE: 1" = 50'

50 0 50 100 150 Feet

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 1B, CONDITION III SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0325E, REVISED DATE: 05-16-2012.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

LOT 2

LOT 3

LOT 4

LOT 1

LOT 6

LOT 5
5.434 ACRES

FLOOD ZONE
"X" UNSHADED

FLOOD ZONE "A"

GENERAL NOTES

COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION GEODETIC CONTROL STATION 14R0U5456079793 MON 3 (Y:10176625.263, X:3551408.169) AND AS ESTABLISHED BY GPS OBSERVATION (EPOCH 2010.00).

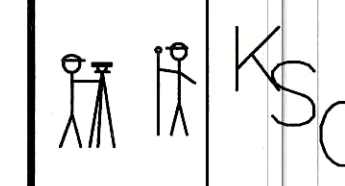
DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00008811673 (CALCULATED USING GEOID12B).

CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.

BUILDING SETBACK LINES PER DEED RESTRICTIONS, 447/408.

THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.

LEGEND:
○- UTILITY POLE
→ GUY WIRE ANCHOR
--- AERIAL ELECTRIC LINES
--- WOOD FENCE
--- BARBED WIRE FENCE
--- WIRE MESH FENCE



LAND BOUNDARY SURVEY PLAT OF LOT 5 VALLEY RIDGE VOLUME 447, PAGE 391 BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET
SURVEY DATE: 10-31-18
PLAT DATE: 11-05-18
JOB NUMBER: 18-575
CAD NAME: 18-575
CR5 FILE: VALRIDGE-GRID

PREPARED BY: KERR SURVEYING, LLC
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