

GENERAL NOTES

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 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYC52).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00013376876320 (CALCULATED USING GEOID12B).

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

(D) INDICATES THE DEED CALLS RECORDED IN VOLUME 6332, PAGE 282, OPRBCT.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE LTC SURVEYOR LETTER ISSUED BY LAWYERS TITLE COMPANY, GF NO. 545324, DATED: AUGUST 04, 2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

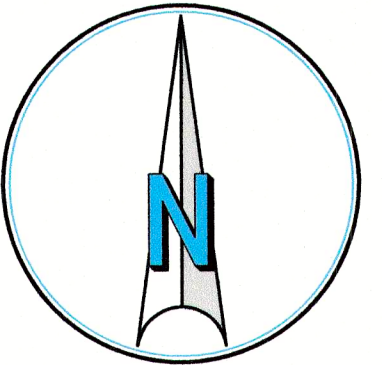
- 20' WIDE UTILITY EASEMENT TO THE CITY OF BRYAN IN VOLUME 141, PAGE 510, DRBCT, DOES APPLY TO THIS TRACT, AS SHOWN HEREON.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

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.

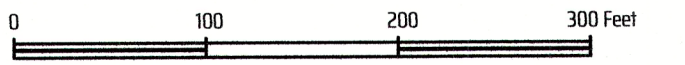
SURVEYOR'S CERTIFICATE:

I, NATHAN PAUL KERR, R.P.L.S. NO. 6834, 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.

9/12/2022
NATHAN PAUL KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6834



SCALE: 1" = 100'



LEGEND:

DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS

ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

() = RECORD INFORMATION

UTILITY POLE

TELEPHONE PEDESTAL

FIBER OPTIC MARKER

AERIAL ELECTRIC LINES

BARBED WIRE FENCE

METAL OR PIPE FENCE

GRAVEL

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 BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0050E, REVISED DATE: 05-16-2012.

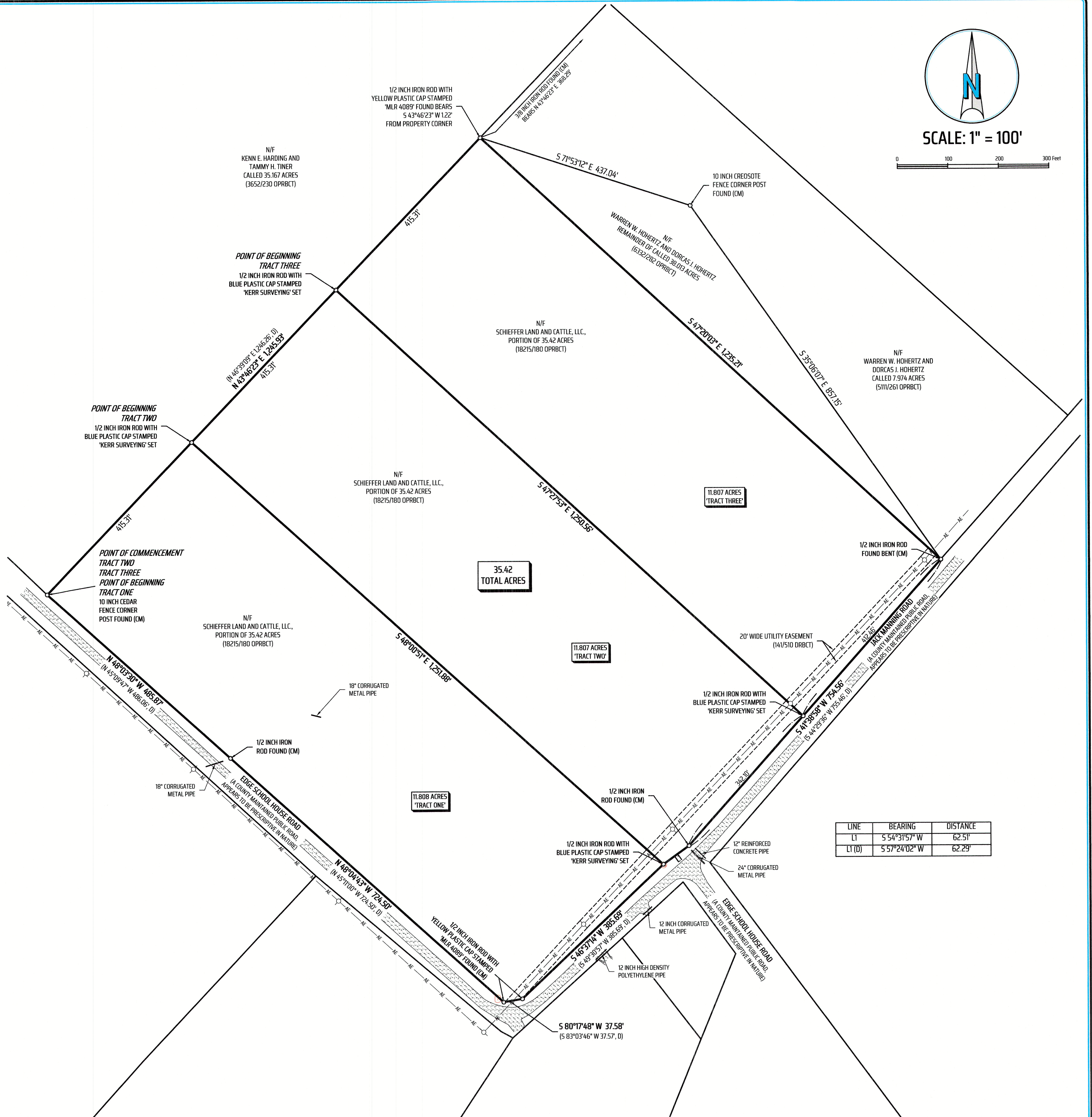
LAND TITLE SURVEY PLAT
OF A

11.808 ACRE TRACT 'TRACT ONE'
A 11.807 ACRE TRACT 'TRACT TWO'
AND A 11.807 ACRE TRACT 'TRACT THREE'
BEING PORTIONS OF A
35.42 ACRE TRACT IN
VOLUME 18215, PAGE 180 OPRBCT
WILLIAM J. LEWIS LEAGUE SURVEY, ABSTRACT 153
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
SURVEY DATE: 09-01-2022 | PLAT DATE: 09-12-2022
JOB NUMBER: 22-702 | CAD NAME: 22-702-TITLE
POINT FILE: 22-702 (cont);
DRAWN BY: RCU CHECKED BY: NPK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM



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



LINE	BEARING	DISTANCE
L1	S 54°31'57" W	62.51'
L1 (D)	S 57°24'02" W	62.29'