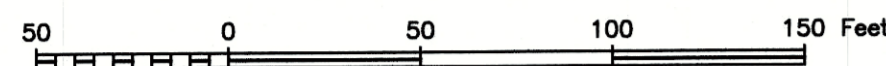


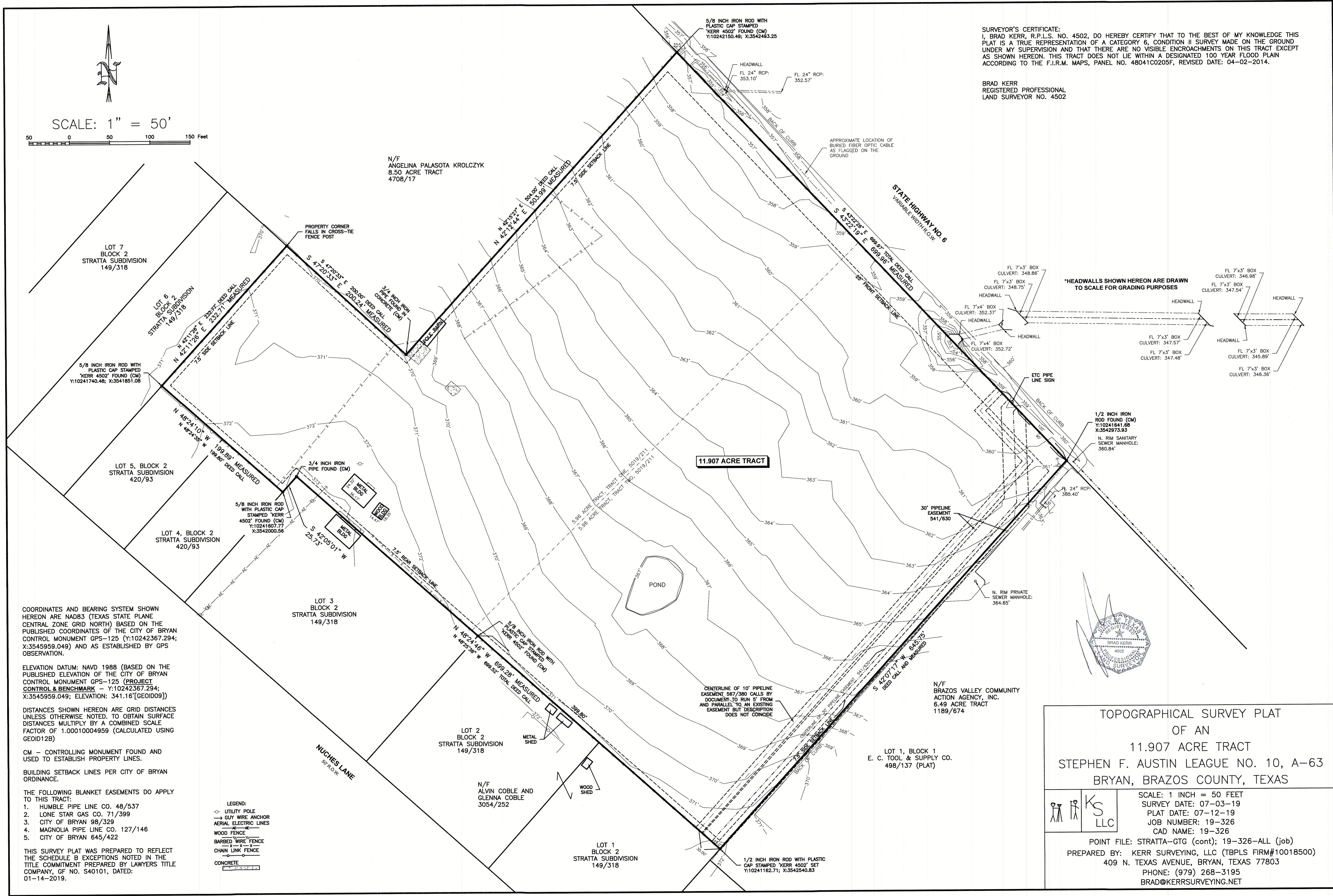


SCALE: 1" = 50'



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 6, CONDITION II SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0205F, REVISED DATE: 04-02-2014.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502



COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-125 (Y:10242367.294; X:3545959.049) AND AS ESTABLISHED BY GPS OBSERVATION.

ELEVATION DATUM: NAVD 1988 (BASED ON THE PUBLISHED ELEVATION OF THE CITY OF BRYAN CONTROL MONUMENT GPS-125 (PROJECT CONTROL & BENCHMARK - Y:10242367.294; X:3545959.049; ELEVATION: 341.16[GEIOD09])

DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010004959 (CALCULATED USING GEOD12B)

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

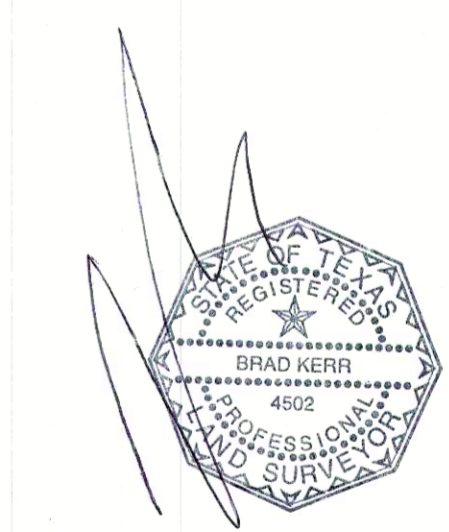
BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE.

THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS TRACT:

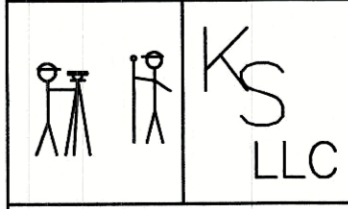
- 1. HUMBLE PIPE LINE CO. 48/537
- 2. LONE STAR GAS CO. 71/399
- 3. CITY OF BRYAN 98/329
- 4. MAGNOLIA PIPE LINE CO. 127/146
- 5. CITY OF BRYAN 645/422

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE SCHEDULE B EXCEPTIONS NOTED IN THE TITLE COMMITMENT PREPARED BY LAWYERS TITLE COMPANY, OF NO. S40101, DATED: 01-14-2019.

- LEGEND:
- UTILITY POLE
 - GUY WIRE ANCHOR
 - AERIAL ELECTRIC LINES
 - WOOD FENCE
 - BARBED WIRE FENCE
 - CHAIN LINK FENCE
 - CONCRETE



TOPOGRAPHICAL SURVEY PLAT
OF AN
11.907 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 50 FEET
SURVEY DATE: 07-03-19
PLAT DATE: 07-12-19
JOB NUMBER: 19-326
CAD NAME: 19-326

POINT FILE: STRAITA-GTG (cont); 19-326-ALL (job)
PREPARED BY: KERR SURVEYING, LLC (TBPLS FIRM#10018500)
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
BRAD@KERRSURVEYING.NET