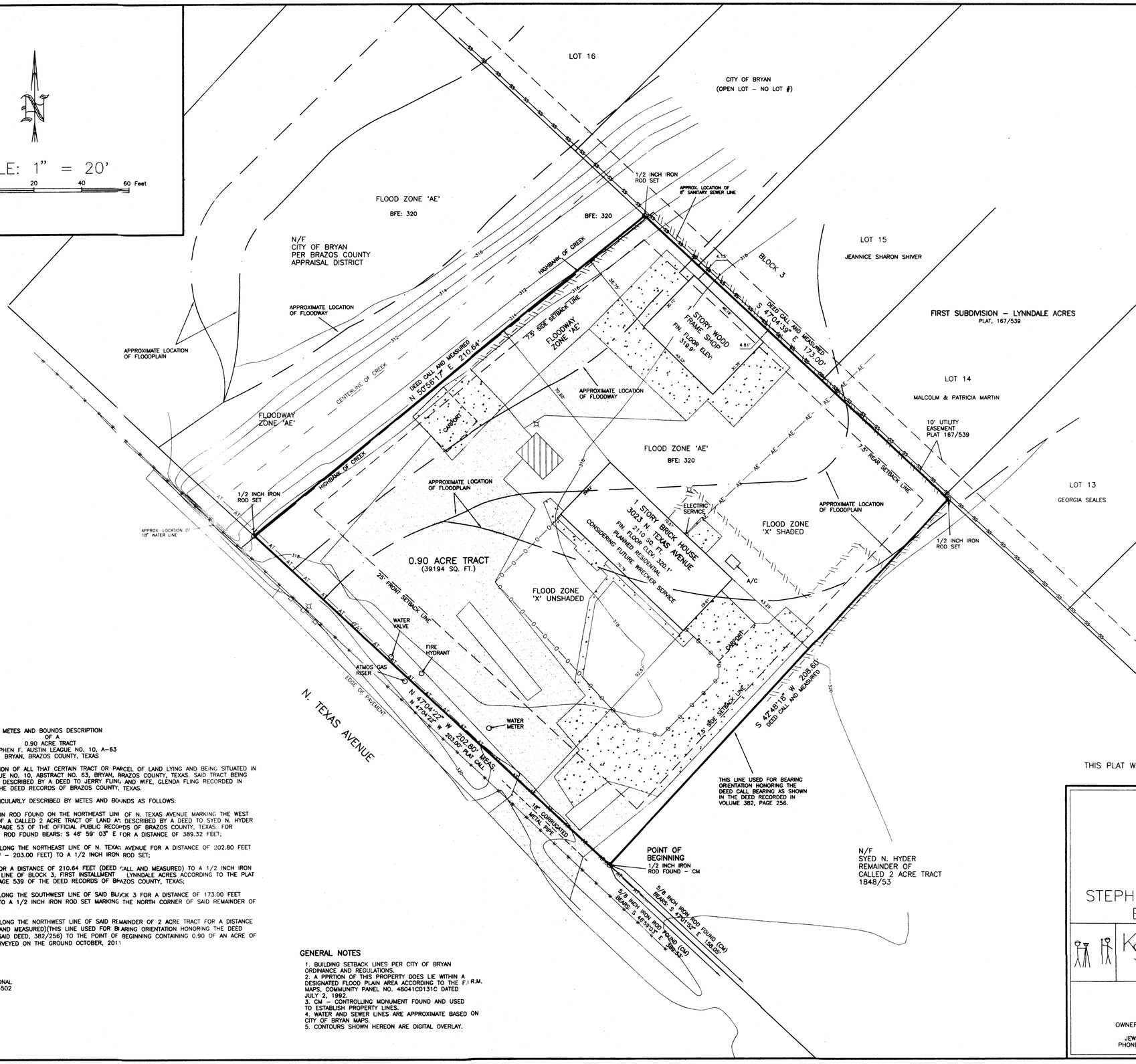
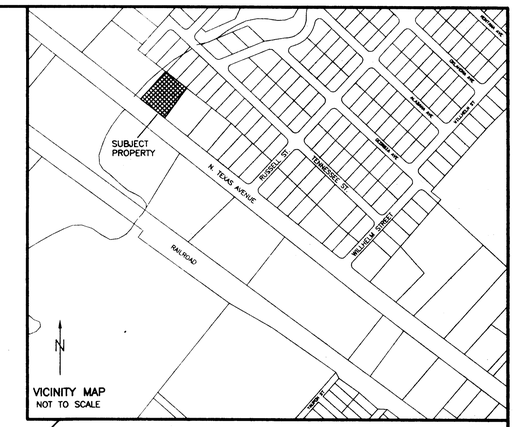
SCALE: 1" = 20'

20 0 20 40 60 Feet

LEGEND:
- LIGHT POLE
- UTILITY POLE
- AERIAL ELECTRIC LINES
- AERIAL TELEPHONE LINES
- WOOD FENCE
- CHAIN LINK FENCE
- DECK
- CONCRETE
- ASPHALT
- GRAVEL





METES AND BOUNDS DESCRIPTION
OF A
0.90 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 63, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO JERRY FLING AND WIFE, GLENDA FLING RECORDED IN VOLUME 382, PAGE 256 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF N. TEXAS AVENUE MARKING THE WEST CORNER OF THE REMAINDER OF A CALLED 2 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO SYED N. HYDER RECORDED IN VOLUME 1848, PAGE 53 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND BEARS: S 46° 59' 03" E FOR A DISTANCE OF 389.32 FEET;

THENCE: N 47° 04' 22" W ALONG THE NORTHEAST LINE OF N. TEXAS AVENUE FOR A DISTANCE OF 202.80 FEET (DEED CALL: N 47° 04' 22" W – 203.00 FEET) TO A 1/2 INCH IRON ROD SET;

THENCE: N 50° 56' 17" E FOR A DISTANCE OF 210.64 FEET (DEED CALL AND MEASURED) TO A 1/2 INCH IRON ROD SET ON THE SOUTHWEST LINE OF BLOCK 3, FIRST INSTALLMENT LYNNDALE ACRES ACCORDING TO THE PLAT RECORDED IN VOLUME 167, PAGE 539 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 47° 04' 39" E ALONG THE SOUTHWEST LINE OF SAID BLOCK 3 FOR A DISTANCE OF 173.00 FEET (DEED CALL AND MEASURED) TO A 1/2 INCH IRON ROD SET MARKING THE NORTH CORNER OF SAID REMAINDER OF 2 ACRE TRACT;

THENCE: S 42° 48' 18" W ALONG THE NORTHWEST LINE OF SAID REMAINDER OF 2 ACRE TRACT FOR A DISTANCE OF 208.60 FEET (DEED CALL AND MEASURED)(THIS LINE USED FOR BEARING ORIENTATION HONORING THE DEED CALL BEARING AS SHOWN IN SAID DEED, 382/256) TO THE POINT OF BEGINNING CONTAINING 0.90 OF AN ACRE OF LAND (39194 SQ. FT.) AS SURVEYED ON THE GROUND OCTOBER, 2011

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

GENERAL NOTES

1. BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE AND REGULATIONS.
2. A PORTION OF THIS PROPERTY DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0131C DATED JULY 2, 1992.
3. CM – CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
4. WATER AND SEWER LINES ARE APPROXIMATE BASED ON CITY OF BRYAN MAPS.
5. CONTOURS SHOWN HEREON ARE DIGITAL OVERLAY.

STATE OF TEXAS REGISTERED BRAD KERR 4502 PROFESSIONAL LAND SURVEYOR

THIS PLAT WAS PREPARED AS AN EXHIBIT TO A CONDITIONAL USE PERMIT APPLICATION

SURVEY PLAT

OF

3023 N. TEXAS AVENUE
0.90 ACRE TRACT

STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS

KSC

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 10-18-11
PLAT DATE: 11-08-11

RECEIVED
NOV 08 2011
Development & Engineering Services

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

OWNER: JERRY FLING JR.
1166 CR 882
JEWETT, TEXAS 75846
PHONE (903) 626-5967

JOB NUMBER: 11-544
CAD NAME: 11-544
CR5 FILE: 11-544

APPLICANT: JENNIFER SWARTZ
2161 GOPHER LANE
BRYAN, TEXAS 77808
PHONE (979) 219-9326