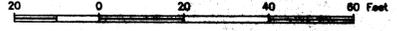


SCALE: 1" = 20'



- LEGEND:
- PROPOSED WATER METER
 - UTILITY POLE
 - GUY WIRE ANCHOR
 - AERIAL ELECTRIC LINES
 - PROPOSED SIDEWALK

METES AND BOUNDS DESCRIPTION OF A 0.603 ACRE TRACT, STEPHEN F. AUSTIN LEAGUE NO. 10, A-63 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, A-63 BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND CALLED CONGO STREET AS DESCRIBED BY A DEED TO TUPLE COUNTY PROPERTY MANAGEMENT, L.L.C. RECORDED IN VOLUME 183, PAGE 533 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

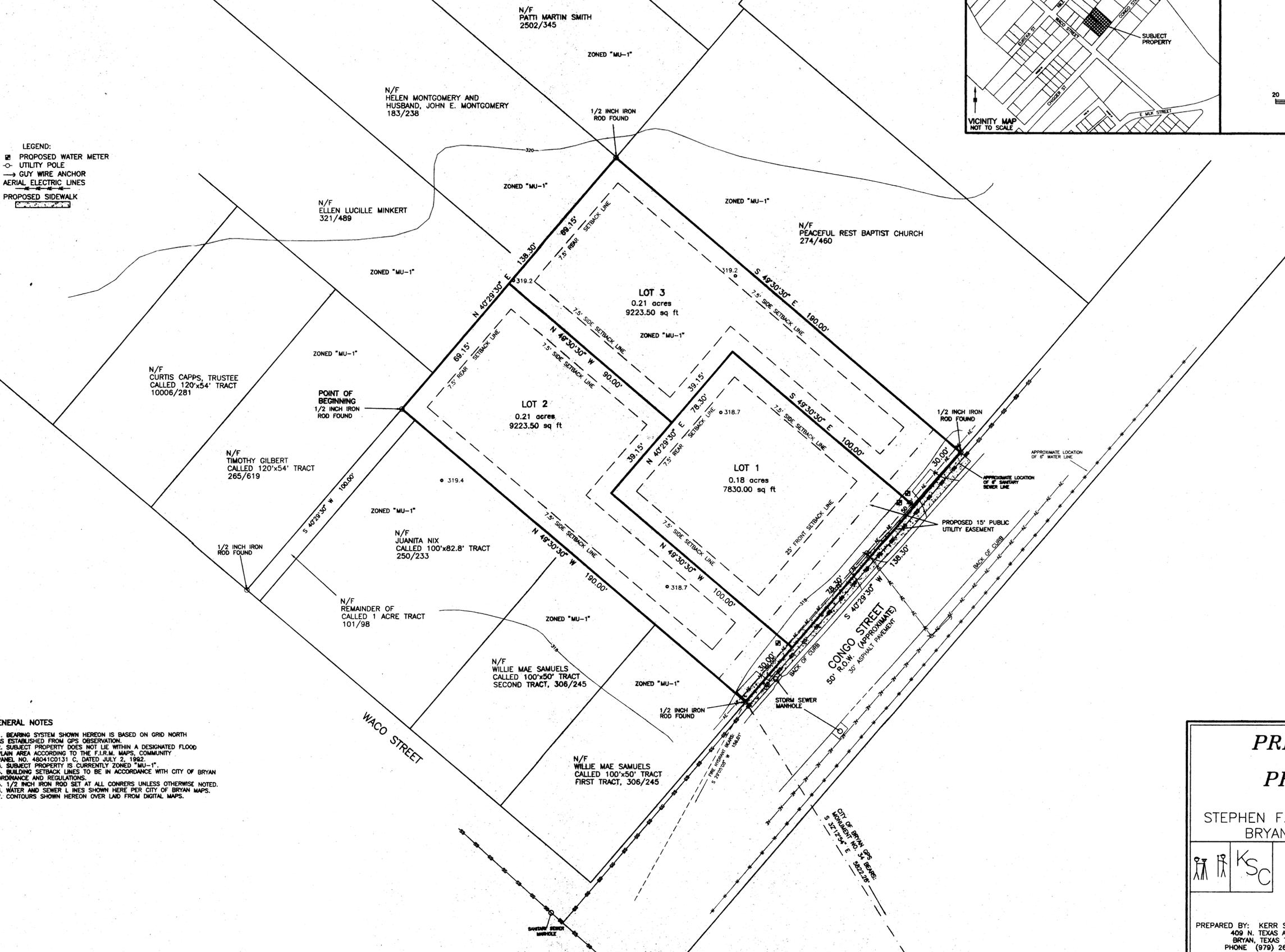
BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED BY A DEED TO TUPLE COUNTY PROPERTY MANAGEMENT IN VOLUME 183, PAGE 533 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON FOR A TOTAL DISTANCE OF 138.30 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED BY A DEED TO ELLEN LUCILLE MINKERT RECORDED IN VOLUME 321, PAGE 488 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON FOR A TOTAL DISTANCE OF 138.30 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED BY A DEED TO HELEN MONTGOMERY AND HUSBAND, JOHN E. MONTGOMERY RECORDED IN VOLUME 183, PAGE 533 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON FOR A TOTAL DISTANCE OF 138.30 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED BY A DEED TO PEACEFUL REST BAPTIST CHURCH RECORDED IN VOLUME 274, PAGE 460 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND THE NORTH CORNER OF SAID 0.603 ACRE TRACT.

THENCE: S 40° 29' 30" E ALONG THE COMMON LINE OF SAID 0.603 ACRE TRACT AND SAID PEACEFUL REST BAPTIST CHURCH TRACT FOR A DISTANCE OF 138.30 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 0.603 ACRE TRACT AND THE SOUTH CORNER OF SAID PEACEFUL REST BAPTIST CHURCH TRACT, FOR REFERENCE, A 1/4 INCH IRON ROD FOUND BEARS: N 40° 29' 30" E FOR A DISTANCE OF 365.04 FEET;

THENCE: S 40° 29' 30" W ALONG THE NORTHWEST LINE OF CONGO STREET FOR A DISTANCE OF 138.30 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 0.603 ACRE TRACT AND A CALLED 100'x54' TRACT OF LAND AS DESCRIBED AS FIRST TRACT BY A DEED TO WILLIE MAE SAMUELS RECORDED IN VOLUME 306, PAGE 245 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 40° 30' 30" W ALONG THE SOUTHWEST LINE OF SAID 0.603 ACRE TRACT FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.603 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND OCTOBER, 2011. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

- GENERAL NOTES
1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.L.R.M. MAPS, COMMUNITY PANEL NO. 48041C0131 C, DATED JULY 2, 1992.
 3. SUBJECT PROPERTY IS CURRENTLY ZONED "MU-1".
 4. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
 5. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 6. WATER AND SEWER LINES SHOWN HERE PER CITY OF BRYAN MAPS.
 7. CONTOURS SHOWN HEREON OVER LAID FROM DIGITAL MAPS.



BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

RECEIVED
NOV 14 2011
Development & Engineering Services

PRELIMINARY PLAN
OF
PROVIDENCE WAY
0.603 ACRES
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 11-07-11
PLAT DATE: 11-11-11

JOB NUMBER: 11-588
CAD NAME: 11-588P
CRS FILE: 11-588

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77805
PHONE (979) 268-3195

OWNER:
TUPLE COUNTY PROPERTY MANAGEMENT
P.O. BOX 5635
BRYAN, TEXAS 77805
PHONE (979) 448-2285