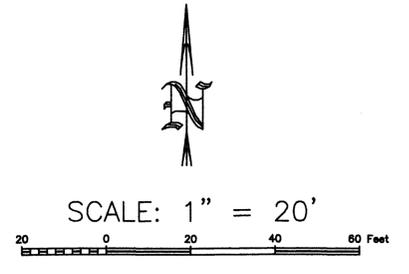
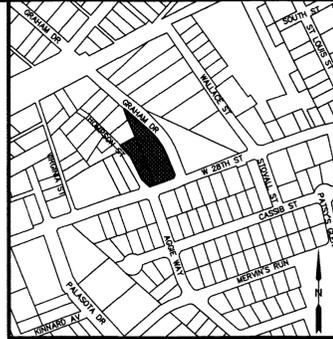


C1
 R=697.74'
 D=1°28'06"
 ARC=17.88'
 T=8.94'
 CHORD=17.88'
 BRG=S 69°47'41" W
 DEED CALL AND MEASURED,
 12016/94

L1
 S 23°40'34" W 14.12' MEASURED
 DEED CALL: S 23°40'23" W 14.15', 12016/94

L2
 N 45°40'23" W 49.82' MEASURED
 DEED CALL: N 45°40'23" W 50.00', 12016/94



METES AND BOUNDS DESCRIPTION
 OF A
 0.963 ACRE TRACT
 STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
 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. 9, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A CALLED 0.686 ACRE TRACT AND THE REMAINDER OF A CALLED 0.104 ACRE TRACT AS DESCRIBED BY A DEED TO AAA & FAMILY, LLC RECORDED IN VOLUME 8735, PAGE 74 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 0.20 ACRE TRACT AS DESCRIBED BY A DEED TO AAA & FAMILY, LLC RECORDED IN VOLUME 12871, PAGE 32 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.20 ACRE TRACT SOMETIMES REFERRED TO AS LOT 23, BLOCK B, STARLIGHT ADDITION (NO PLAT OF RECORD FOUND) AND VAGUELY DESCRIBED IN VOLUME 114, PAGE 460 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF GRAHAM DRIVE (60' R.O.W.) MARKING THE NORTH CORNER OF SAID REMAINDER OF 0.686 ACRE TRACT AND AN ANGLE POINT IN THE NORTHEAST LINE OF LOT 2, GRAHAM DRIVE ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 4893, PAGE 161 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE SOUTHWEST LINE OF GRAHAM DRIVE FOR THE FOLLOWING CALLS:
 S 47° 37' 07" E FOR A DISTANCE OF 157.06 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 295.81 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28° 19' 00" FOR AN ARC DISTANCE OF 135.87 FEET (CHORD BEARS: S 34° 27' 37" E - 134.68 FEET) TO AN "X" FOUND IN CONCRETE MARKING THE END OF SAID CURVE;

S 21° 18' 07" E FOR A DISTANCE OF 104.55 FEET TO AN "X" FOUND IN CONCRETE;

S 23° 40' 34" W FOR A DISTANCE OF 14.12 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHERLY LINE OF W. 28TH STREET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 697.74 FEET;

THENCE: ALONG THE NORTHERLY LINE OF W. 28TH STREET AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 28' 06" FOR AN ARC DISTANCE OF 17.88 FEET (CHORD BEARS: S 89° 47' 41" W - 17.88 FEET) TO A COTTON SPINDLE FOUND MARKING THE END OF SAID CURVE;

THENCE: S 70° 31' 43" W CONTINUING ALONG THE NORTHERLY LINE OF W. 28TH STREET FOR A DISTANCE OF 102.48 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF THOMPSON STREET (VARIABLE WIDTH R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID REMAINDER OF 0.104 ACRE TRACT AND SAID 0.20 ACRE TRACT, FOR THE FOLLOWING CALLS:

N 45° 40' 23" W FOR A DISTANCE OF 49.82 FEET TO A 1/2 INCH IRON ROD FOUND;

N 25° 47' 18" W FOR A DISTANCE OF 50.11 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID REMAINDER OF 0.104 ACRE TRACT AND SAID 0.20 ACRE TRACT;

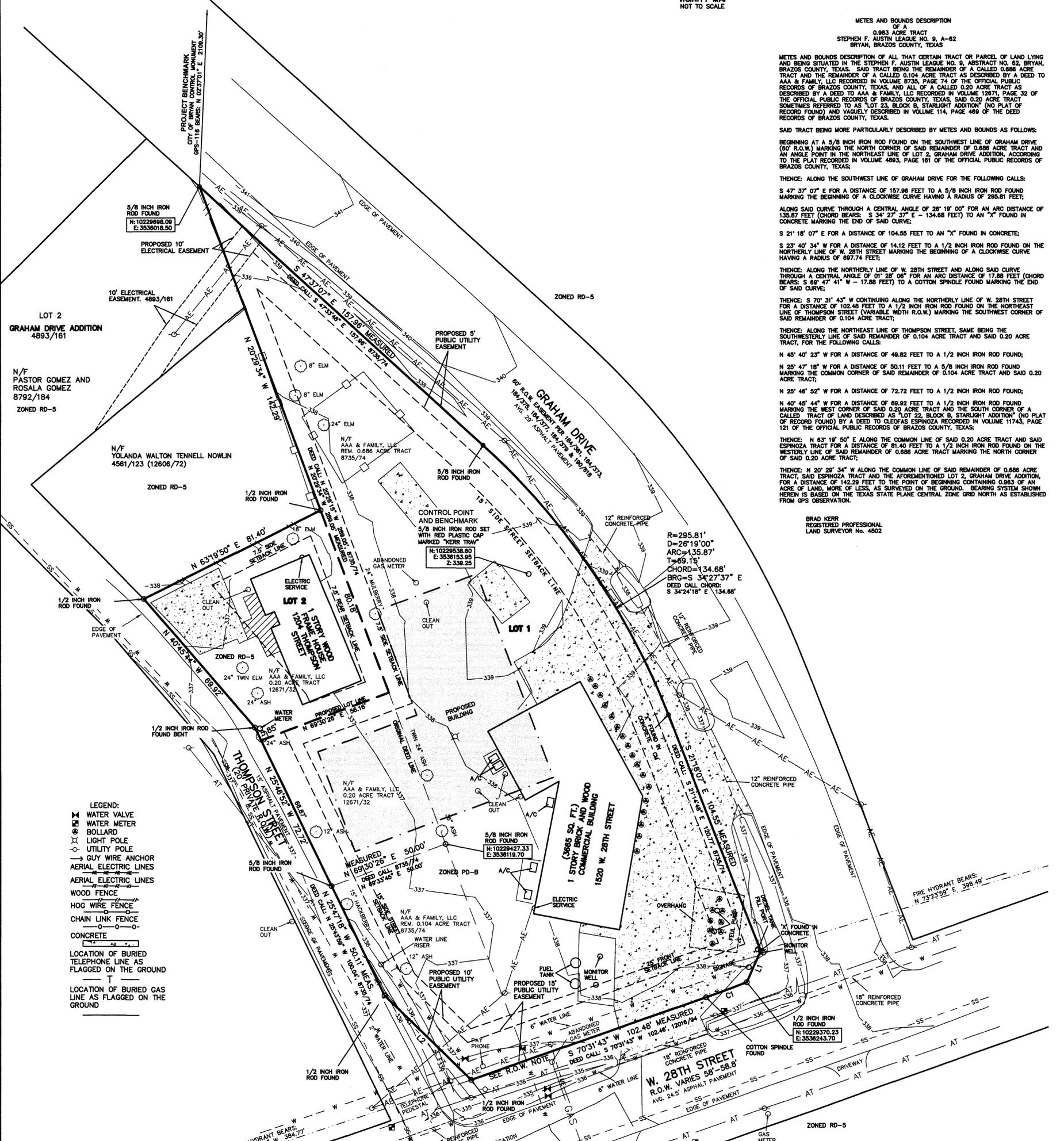
N 25° 46' 52" W FOR A DISTANCE OF 72.72 FEET TO A 1/2 INCH IRON ROD FOUND;

N 40° 45' 44" W FOR A DISTANCE OF 69.92 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 0.20 ACRE TRACT AND THE SOUTH CORNER OF A CALLED TRACT OF LAND DESCRIBED AS "LOT 22, BLOCK B, STARLIGHT ADDITION" (NO PLAT OF RECORD FOUND) BY A DEED TO CLEOFAS ESPINOZA RECORDED IN VOLUME 11743, PAGE 121 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 63° 19' 50" E ALONG THE COMMON LINE OF SAID 0.20 ACRE TRACT AND SAID ESPINOZA TRACT FOR A DISTANCE OF 81.40 FEET TO A 1/2 INCH IRON ROD FOUND ON THE WESTERLY LINE OF SAID REMAINDER OF 0.686 ACRE TRACT MARKING THE NORTH CORNER OF SAID 0.20 ACRE TRACT;

THENCE: N 20° 29' 34" W ALONG THE COMMON LINE OF SAID REMAINDER OF 0.686 ACRE TRACT, SAID ESPINOZA TRACT AND THE AFOREMENTIONED LOT 2, GRAHAM DRIVE ADDITION, FOR A DISTANCE OF 142.29 FEET TO THE POINT OF BEGINNING CONTAINING 0.963 OF AN ACRE OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 4502



- LEGEND:
- ⊗ WATER VALVE
 - ⊕ WATER METER
 - BOLLARD
 - ⊙ LIGHT POLE
 - ⊕ UTILITY POLE
 - ⊕ GUY WIRE ANCHOR
 - ⊕ AERIAL ELECTRIC LINES
 - ⊕ AERIAL ELECTRIC LINES
 - ⊕ WOOD FENCE
 - ⊕ HOG WIRE FENCE
 - ⊕ CHAIN LINK FENCE
 - ⊕ CONCRETE
 - ⊕ LOCATION OF BURIED TELEPHONE LINE AS FLAGGED ON THE GROUND
 - ⊕ LOCATION OF BURIED GAS LINE AS FLAGGED ON THE GROUND

GENERAL NOTES

1. ELEVATION DATUM: NAVD83 PER THE PUBLISHED ELEVATION OF THE CITY OF BRYAN CONTROL MONUMENT GPS-116 (PROJECT BENCHMARK). PUBLISHED AND MEASURED ELEVATION: 336.90'.
2. COORDINATE AND BEARING SYSTEM SHOWN HEREON IS NAD83 - TEXAS STATE PLANE CENTRAL ZONE - GRID NORTH, PER THE PUBLISHED AND MEASURED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-116 (N:10231805.02; E:3536114.71).
3. DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001363589982 (CALCULATED USING GEOD12A).
4. W. 28TH STREET WAS UNDER CONSTRUCTION AT THE TIME OF SURVEY.
5. SUBJECT PROPERTY IS CURRENTLY ZONED RD-5 (RESIDENTIAL DISTRICT - 5000) AND PD-B (PLANNED DEVELOPMENT - BUSINESS DISTRICT) AS PER ORDINANCE 2092.
6. BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE.
7. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0195E DATED MAY 16, 2012.
8. CONTOURS SHOWN HEREON PER AN ACTUAL ON-THE-GROUND SURVEY PERFORMED AUGUST 2014.
9. UTILITY LINES SHOWN HEREON PER CITY OF BRYAN MAPPING AND VISIBLE INDICATIONS.
10. PROPOSED BUILDING LOCATION PER PLANS FROM RSK ENGINEERING SITE PLAN RECEIVED JUNE 2016.

R.O.W. NOTE
 RIGHT-OF-WAY FOR W. 28TH STREET AS ESTABLISHED BY DEED TO THE CITY OF BRYAN FROM AAA & FAMILY, LLC VOL. 12016, PG 94 DATED APRIL 3, 2014.

PRELIMINARY PLAN
 OF
LOTS 1 & 2, BLOCK 1
AAA & FAMILY ADDITION
 0.963 ACRES, S. F. AUSTIN LEAGUE, A-62
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
 SURVEY DATE: AUGUST 2014
 PLAT DATE: 07-11-16
 REVISED:

OWNER:
 AAA & FAMILY, LLC
 1520 W. 28TH STREET
 BRYAN, TEXAS 77803
 PHONE (979) 229-8435

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

CAD NAME: 16-543

RECEIVED
 JUL 12 2016
 KSC
 KERR SURVEYING, LLC