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 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 PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0205F, REVISED DATE: 04–02–2014.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

SCALE: 1" = 30'

30 0 30 60 90 Feet

BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

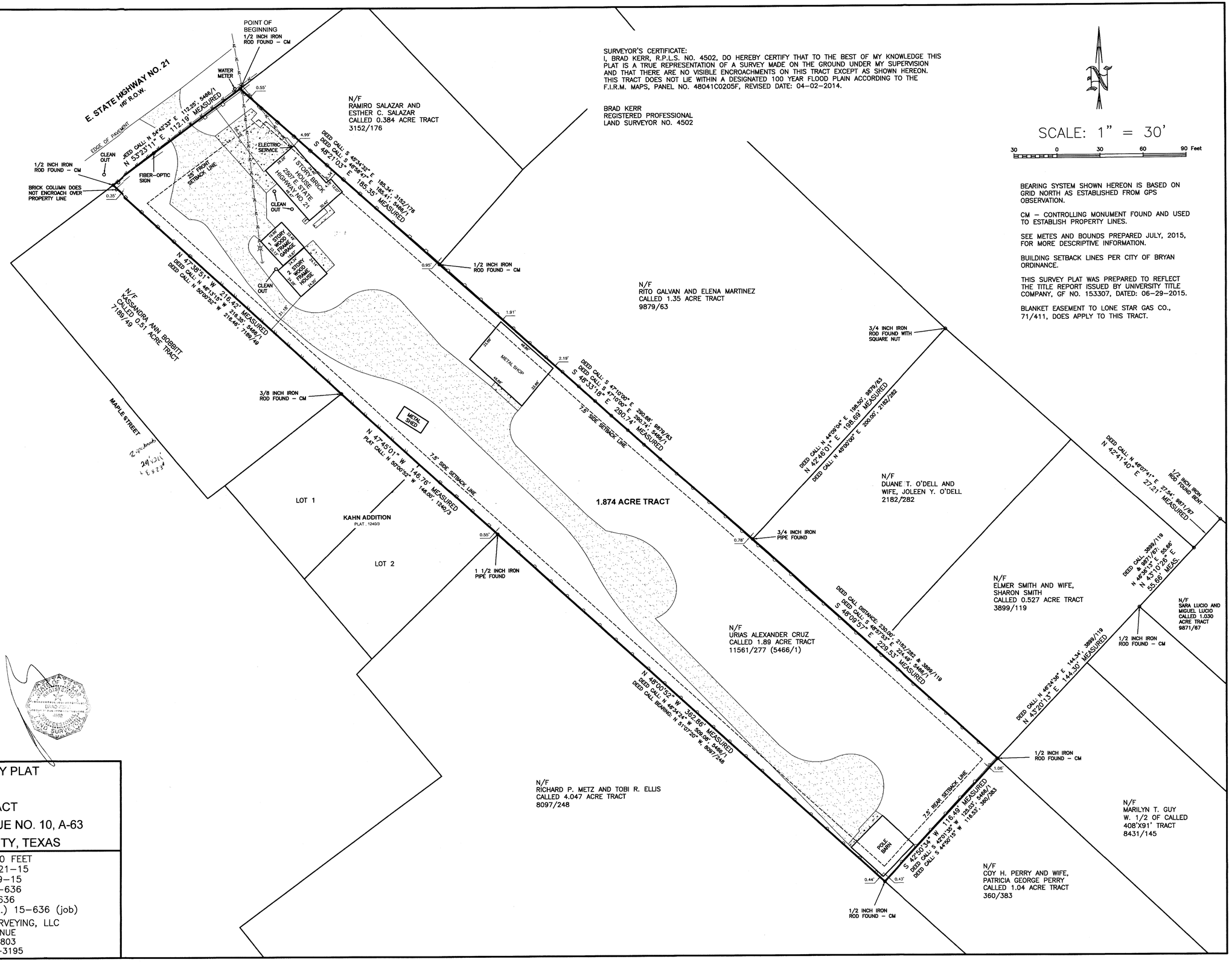
CM – CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.

SEE METES AND BOUNDS PREPARED JULY, 2015, FOR MORE DESCRIPTIVE INFORMATION.

BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY UNIVERSITY TITLE COMPANY, GF NO. 153307, DATED: 06–29–2015.

BLANKET EASEMENT TO LONE STAR GAS CO., 71/411, DOES APPLY TO THIS TRACT.



FENCE EXAMPLE:
DIMENSION 3.13'
3.50'
PROPERTY LINE

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

Development Services
JAN 06 2016
RECEIVED

STATE OF TEXAS REGISTERED BRAD KERR 4502 PROFESSIONAL LAND SURVEYOR

LAND TITLE SURVEY PLAT
OF A
1.874 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 07–21–15
PLAT DATE: 08–19–15
JOB NUMBER: 15–636
CAD NAME: 15–636
CR5 FILE: STRATTA–GTG (cont.) 15–636 (job)

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