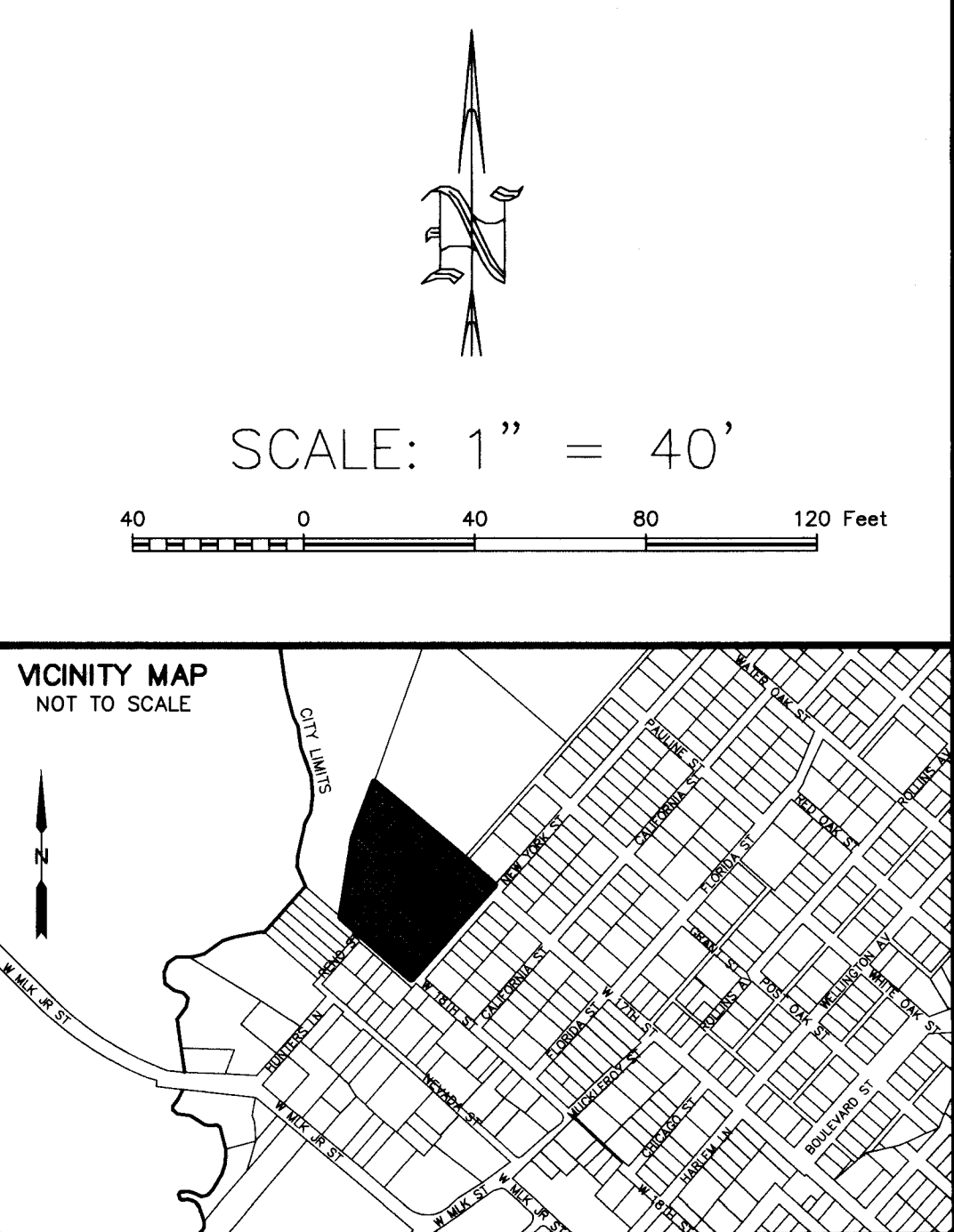


GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED 100-YEAR FLOODPLAIN AREA, ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0185E, AS REVISED TO REFLECT LETTER OF MAP REVISION (CASE NO. 12-06-1920P) EFFECTIVE DATE 05-09-2014.
3. PROPERTY IS CURRENTLY ZONED "RD-5" RESIDENTIAL DISTRICT. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE FOR THE ZONING DISTRICT IN WHICH THEY LAY.
4. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
5. THE PRIVATE DRAINAGE EASEMENT SHOWN HEREON IS TO BE MAINTAINED BY THE PROPERTY OWNERS. THERE SHALL BE NO FENCES, STRUCTURES, OR OTHER IMPROVEMENTS WITHIN THE DRAINAGE EASEMENT AREA THAT WOULD IMPEDE THE NATURAL FLOW OF DRAINAGE.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE PER CITY OF BRYAN MAPPING AND VISIBLE INDICATIONS.
7. CONTOURS SHOWN HEREON PER DIGITAL OVERLAY.



METES AND BOUNDS DESCRIPTION
 OF A
 5.524 ACRE TRACT
 S. F. AUSTIN LEAGUE, A-9
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE, ABSTRACT NO. 9, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 5.4 ACRE TRACT AS DESCRIBED BY A DEED TO GLENN NEWTON RECORDED IN VOLUME 4683, PAGE 98 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 NORTHWEST LINE OF NEW YORK STREET (40' R.O.W.) MARKING THE EAST CORNER OF SAID 5.4 ACRE TRACT AND THE SOUTH CORNER OF LOT 1, BLOCK 7, McCULLOCH ADDITION NO. 3, ACCORDING TO THE PLAT RECORDED IN VOLUME 120, PAGE 602 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 41° 17' 52" W ALONG THE NORTHWEST LINE OF NEW YORK STREET FOR A DISTANCE OF 486.31 FEET TO A COTTON SPINDLE IN ASPHALT ON THE NORTHEAST LINE OF W. 18TH STREET (25' R.O.W.) AND THE SOUTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 48° 57' 06" W ALONG THE NORTHEAST LINE OF W. 18TH STREET FOR A DISTANCE OF 347.36 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF J. P. PALASOTA'S ADDITION NO. 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 106, PAGE 555 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE SOUTH CORNER OF A CALLED 12.235 ACRE TRACT AS DESCRIBED BY A DEED TO TWIN CITY MISSION, INC. RECORDED IN VOLUME 909, PAGE 409 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: ALONG THE COMMON LINE OF SAID 5.4 ACRE TRACT AND SAID 12.235 ACRE TRACT FOR THE FOLLOWING CALLS:

N 08° 28' 37" E FOR A DISTANCE OF 315.62 FEET TO AN ANGLE POINT IN SAID LINE AT AN EXISTING POST OAK TREE;

N 19° 22' 58" E FOR A DISTANCE OF 242.43 FEET TO A 1 INCH IRON PIPE FOUND MARKING THE WEST CORNER OF A CALLED 7.8 ACRE TRACT AS DESCRIBED BY A DEED TO ROBERT J. TERRY AND WIFE, MERCEDES G. TERRY, RECORDED IN VOLUME 286, PAGE 318 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 48° 28' 59" E ALONG THE COMMON LINE OF SAID 5.4 ACRE TRACT, SAID 7.8 ACRE TRACT AND SAID McCULLOCH ADDITION NO. 3 FOR A DISTANCE OF 608.92 FEET TO THE POINT OF BEGINNING CONTAINING 5.524 ACRES OF LAND, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 4502

PRELIMINARY PLAN
 OF
LOTS 1-7, BLOCK 1
NEWTON ADDITION
 5.524 ACRES, S. F. AUSTIN LEAGUE, A-9
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET
 SURVEY DATE: 01-25-17
 PLAT DATE: 02-16-17
 REVISED: 07-18-17
 REVISED: NOVEMBER 2017

OWNER:
 GLENN E. NEWTON
 1505 CLARK STREET
 BRYAN, TEXAS 77808
 PHONE (979) 371-4816

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