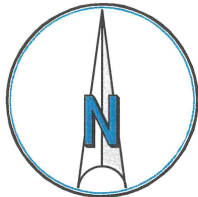


LEGEND:

- DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
- 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- N/F = NOW OR FORMERLY
- () = RECORD INFORMATION
- (P) - PER PLAT, 'H'/721 DRBCT
- UE = UTILITY EASEMENT
- WATER METER
- UTILITY POLE
- LIGHT POLE/STANDARD
- GUY WIRE
- GAS METER
- PIPE LINE MARKER
- TRANSFORMER
- AERIAL ELECTRIC LINES
- CHAIN LINK FENCE
- CONCRETE
- APPROXIMATE LOCATION OF 6" SANITARY SEWER LINE
- APPROXIMATE LOCATION OF 6" WATER LINE
- APPROXIMATE LOCATION OF BURIED GAS LINE



SCALE: 1" = 60'

LINE	BEARING	DISTANCE
L1	N 04°46'25" E	10.00'
L2	S 85°13'42" E	25.00'
L3	N 85°13'42" W	25.00'

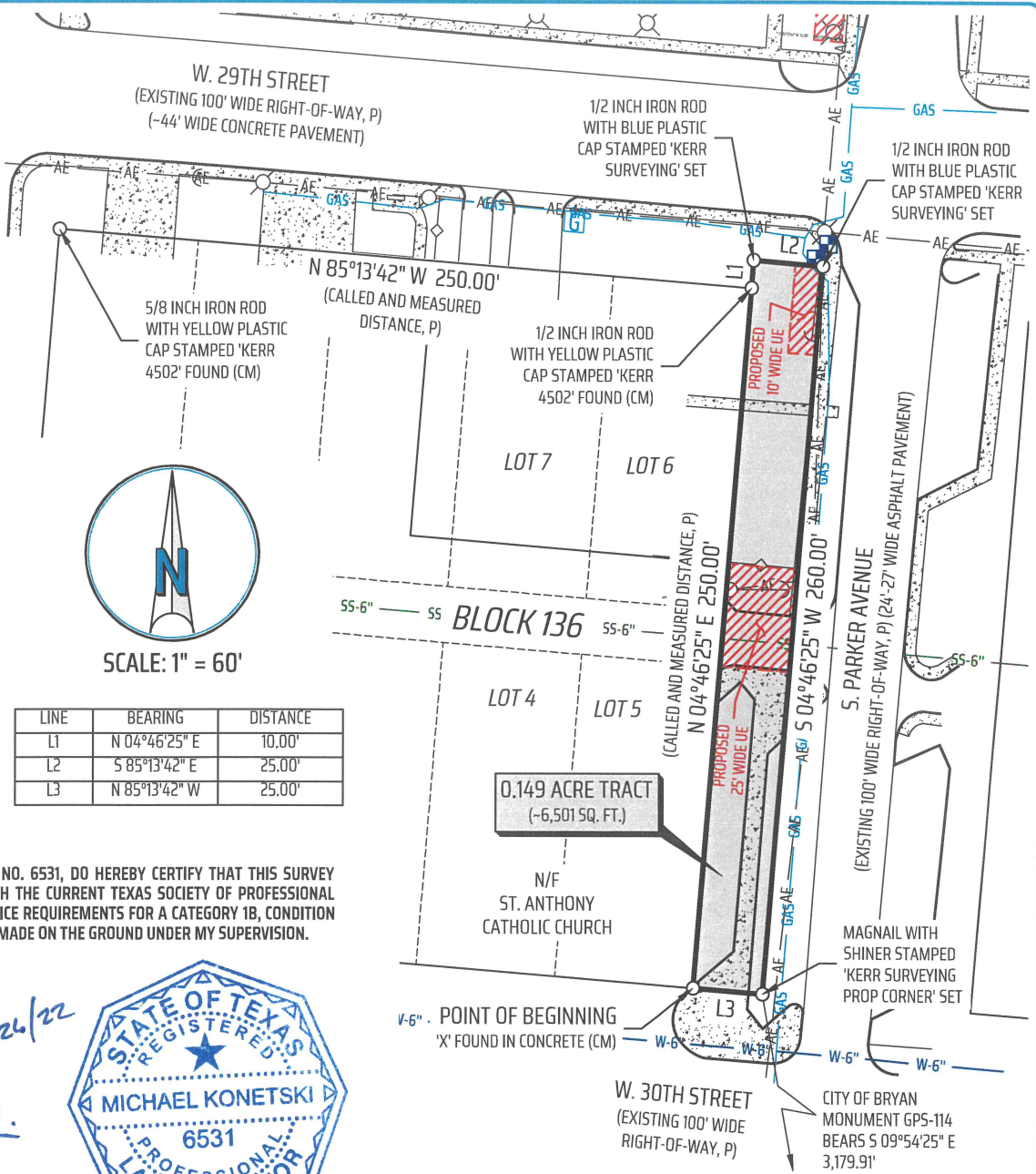
SURVEYOR'S CERTIFICATE:

I, MICHAEL KONETSKI, R.P.L.S. NO. 6531, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 3, STANDARD LAND SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

7/26/22

Michael Konetski

MICHAEL KONETSKI
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6531



**TSPS STANDARD LAND SURVEY PLAT
OF A
0.149 ACRE PORTION OF S. PARKER AVENUE
ADJOINING THE EAST SIDE OF BLOCK 136, BRYAN ORIGINAL TOWNSITE
VOLUME 'H', PAGE 721 DRBCT
STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS**



"When one person stands to gain over another, the facts must be uncovered"

SCALE: 1 INCH = 60 FEET
SURVEY DATE: 06-06-2022 | PLAT DATE: 07-26-2022
JOB NUMBER: 22-317 | CAD NAME: 22-317
POINT FILE: 22-317
DRAWN BY: WJB CHECKED BY: MK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00010125847445 (CALCULATED USING GEOID12B).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.



**FIELD NOTES DESCRIPTION
OF A
0.149 ACRE PORTION OF S. PARKER AVENUE
ADJOINING THE EAST SIDE OF BLOCK 136 OF THE BRYAN ORIGINAL TOWNSITE
STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF 0.149 ACRES IN THE STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT 62, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF THE S. PARKER AVENUE RIGHT-OF-WAY, ADJOINING THE EAST SIDE OF BLOCK 136, DEDICATED BY THE PLAT OF THE BRYAN ORIGINAL TOWNSITE RECORDED IN VOLUME 'H', PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID 0.149 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an 'X' found in concrete at the intersection of the west right-of-way line of S. Parker Avenue (100' wide right-of-way, 'H'/721 DRBCT) and the north right-of-way line of W. 30th Street (100' wide right-of-way, 'H'/721 DRBCT), for the southeast corner of said Block 136;

THENCE, with the east line of said Block 136 and the west line of S. Parker Avenue, N 04° 46' 25" E, for a distance of 250.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'KERR 4502' found at the intersection of the west right-of-way line of S. Parker Avenue and the south right-of-way line of W. 29th Street (100' wide right-of-way, 'H'/721 DRBCT), same being the northeast corner of said Block 136, from which a 5/8 inch iron rod with yellow plastic cap stamped 'KERR 4502' found at the northwest corner of said Block 136 bears N 85° 13' 42" W, a distance of 250.00 feet;

THENCE, through said right-of-ways, N 04° 46' 25" E, for a distance of 10.00 feet to a 1/2 inch iron rod set (all rods set with blue plastic cap stamped 'KERR SURVEYING') for the northwest corner hereof;

THENCE, through the right-of-way of S. Parker Avenue, S 85° 13' 42" E, for a distance of 25.00 feet to a 1/2 inch iron rod set for the northeast corner hereof;

THENCE, continuing through the right-of-way of S. Parker Avenue, 25.00 feet from and parallel to the east side of Block 136, S 04° 46' 25" W, for a distance of 260.00 feet to a magnail with shiner stamped 'KERR SURVEYING PROP CORNER' set in asphalt on the north side of W. 30th Street for the southeast corner hereof, from which the City of Bryan monument GPS-114 bears S 09° 54' 25" E, a distance of 3,179.91 feet;

THENCE, continuing through the right-of-way of S. Parker Avenue, along the north side of W. 30th Street, N 85° 13' 42" W, for a distance of 25.00 feet to the POINT OF BEGINNING hereof and containing 0.149 of an acre (~6,501 square feet), more or less.

Surveyed on the ground June 2022 under my supervision. See plat prepared June 2022 for other information. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00010125847445 (calculated using GEOID12B). Reference drawing: 22-317.



Michael Konetski

7/26/22

Michael Konetski

Registered Professional Land Surveyor No. 6531

KERR SURVEYING

Kerr Surveying, LLC | 409 N. Texas Ave. Bryan, TX 77803

Office: (979) 268-3195 | Web: www.kerrlandsurveying.com

Surveys@kerrsurveying.net | TBPELS Firm No. 10018500



FIELD NOTES DESCRIPTION
OF A
10' WIDE UTILITY EASEMENT
CROSSING A PORTION OF S. PARKER AVENUE
ADJOINING THE EAST SIDE OF BLOCK 136 OF THE BRYAN ORIGINAL TOWNSITE
STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF A 10' WIDE UTILITY EASEMENT IN THE STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT 62, IN BRYAN, BRAZOS COUNTY, TEXAS, OVER, ACROSS AND UPON A PORTION OF THE S. PARKER AVENUE RIGHT-OF-WAY, ADJOINING THE EAST SIDE OF BLOCK 136, DEDICATED BY THE PLAT OF THE BRYAN ORIGINAL TOWNSITE RECORDED IN VOLUME 'H', PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod with yellow plastic cap stamped 'KERR 4502' found at the intersection of the west right-of-way line of S. Parker Avenue (100' wide right-of-way, 'H'/721 DRBCT) and the south right-of-way line of W. 29th Street (100' wide right-of-way, 'H'/721 DRBCT), same being the northeast corner of said Block 136, from which an 'X' found in concrete at the intersection of the west right-of-way line of S. Parker Avenue and the north right-of-way line of W. 30th Street (100' wide right-of-way, 'H'/721 DRBCT), at the southeast corner of said Block 136, bears S 04° 46' 25" W, a distance of 250.00 feet;

THENCE, crossing the right-of-way of S. Parker Avenue, the following two (2) courses and distances:

- 1) N 04° 46' 25" E, a distance of 10.00 feet to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set and;
- 2) S 85° 13' 42" E, a distance of 15.00 feet to a point for the POINT OF BEGINNING hereof;

THENCE, continuing across the right-of-way of S. Parker Avenue, the following four (4) courses and distances:

- 1) S 85° 13' 42" E, a distance of 10.00 feet to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set for the northeast corner hereof;
- 2) S 04° 46' 25" W, a distance of 31.80 feet to a point for the southeast corner hereof;
- 3) N 85° 13' 42" W, a distance of 10.00 feet to a point for the southwest corner hereof and;
- 4) N 04° 46' 25" E, a distance of 31.80 feet to the POINT OF BEGINNING hereof and containing 0.007 of an acre (~318 square feet), more or less.

Surveyed on the ground June 2022 under my supervision. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00010125847445 (calculated using GEOID12B).



7/26/22

Michael Konetski
Registered Professional Land Surveyor No. 6531



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**FIELD NOTES DESCRIPTION
OF A
25' WIDE UTILITY EASEMENT
CROSSING A PORTION OF S. PARKER AVENUE
ADJOINING THE EAST SIDE OF BLOCK 136 OF THE BRYAN ORIGINAL TOWNSITE
STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF A 25' WIDE UTILITY EASEMENT IN THE STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT 62, IN BRYAN, BRAZOS COUNTY, TEXAS, OVER, ACROSS AND UPON A PORTION OF THE S. PARKER AVENUE RIGHT-OF-WAY, ADJOINING THE EAST SIDE OF BLOCK 136, DEDICATED BY THE PLAT OF THE BRYAN ORIGINAL TOWNSITE RECORDED IN VOLUME 'H', PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an 'X' found in concrete at the intersection of the west right-of-way line of S. Parker Avenue (100' wide right-of-way, 'H'/721 DRBCT) and the north right-of-way line of W. 30th Street (100' wide right-of-way, 'H'/721 DRBCT), for the southeast corner of said Block 136;

THENCE, with the east line of said Block 136 and the west line of S. Parker Avenue, N 04° 46' 25" E, for a distance of 115.00 feet to a point at the northeast corner Lot 5 of said Block 136 for the POINT OF BEGINNING hereof;

THENCE, continuing with the east line of said Block 136 and the west line of S. Parker Avenue, N 04° 46' 25" E, for a distance of 36.71 feet to a point for the northwest corner hereof, from which a 1/2 inch iron rod with yellow plastic cap stamped 'KERR 4502' found at the intersection of the west right-of-way line of S. Parker Avenue and the south right-of-way line of W. 29th Street (100' wide right-of-way, 'H'/721 DRBCT), same being the northeast corner of said Block 136, bears N 04° 46' 25" E, a distance of 98.29 feet;

THENCE, crossing the right-of-way of S. Parker Avenue, the following three (3) courses and distances:

- 1) S 85° 13' 42" E, a distance of 25.00 feet to a point for the northeast corner hereof;
- 2) S 04° 46' 25" W, a distance of 36.71 feet to a point for the southeast corner hereof and;
- 3) N 85° 13' 42" W, a distance of 25.00 feet to the POINT OF BEGINNING hereof and containing 0.021 of an acre (~918 square feet), more or less.

Surveyed on the ground June 2022 under my supervision. The bearing basis for this survey is based on the Texas State Plane Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00010125847445 (calculated using GEOID12B).



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