

SCALE: 1" = 60'

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

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

APPROXIMATE LOCATION OF BURIED GAS LINE
GAS

- WATER METER
- UTILITY POLE
- LIGHT POLE/STANDARD
- GUY WIRE
- GAS METER
- PIPE LINE MARKER
- TRANSFORMER

AERIAL ELECTRIC LINES
AE

CONCRETE

APPROXIMATE LOCATION OF 6" SANITARY SEWER LINE
SS-6"

APPROXIMATE LOCATION OF BURIED 6" WATER LINE
W-6"

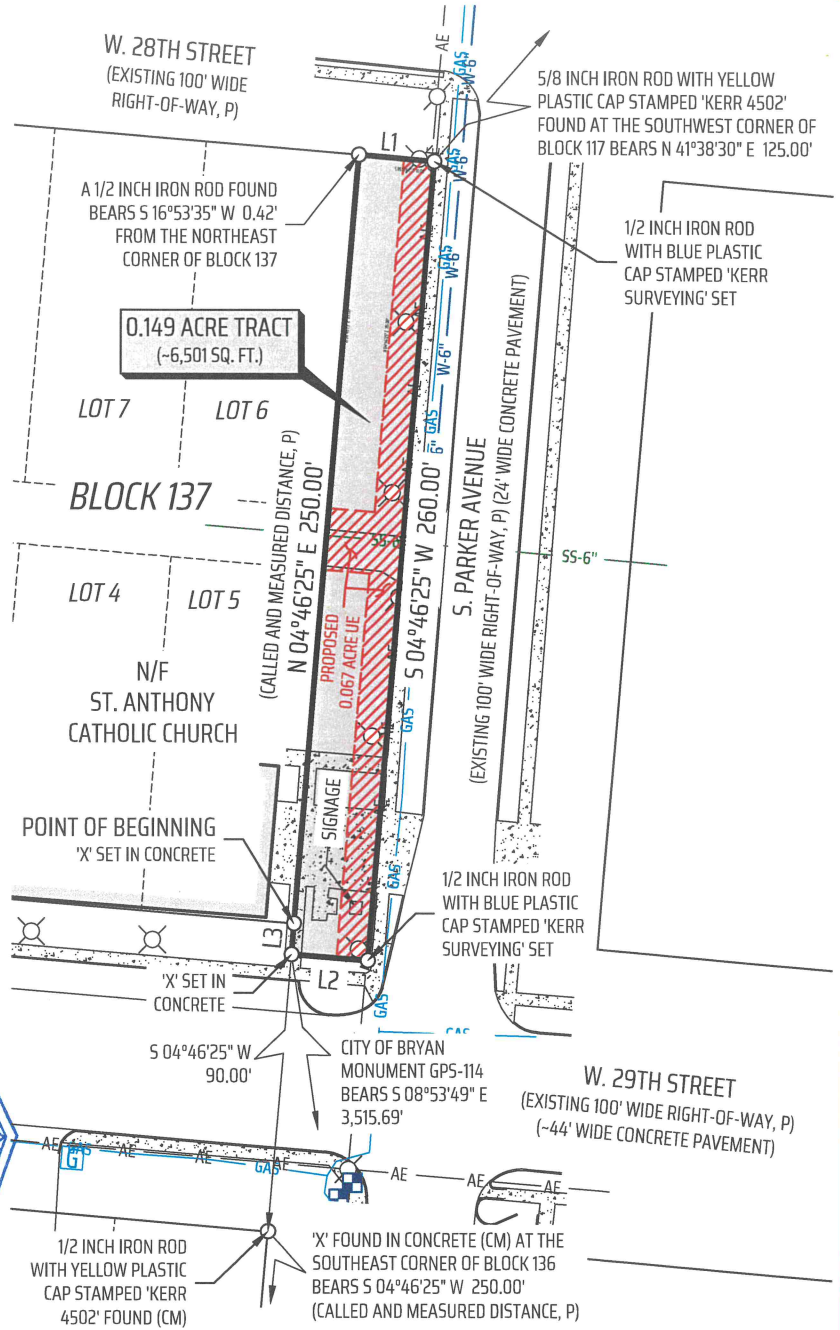
SURVEYOR'S CERTIFICATE:

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 137, 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 137 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 137, 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' set 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. 29th Street (100' wide right-of-way, 'H'/721 DRBCT), for the southeast corner of said Block 137;

THENCE, with the east line of said Block 137 and the west line of S. Parker Avenue, N 04° 46' 25" E, for a distance of 250.00 feet to a point at the intersection of the west right-of-way line of S. Parker Avenue and the south right-of-way line of W. 28th Street (100' wide right-of-way, 'H'/721 DRBCT), same being the northeast corner of said Block 137 and the northwest corner hereof, from which a 1/2 inch iron rod found bears S 16° 53' 35" W, a distance of 0.42 feet;

THENCE, through the right-of-way of S. Parker Avenue, along the south side of W. 28th Street, S 85° 13' 42" E, for a distance of 25.00 feet to a 1/2 inch iron rod set (all rods set with blue plastic cap stamped 'KERR SURVEYING') for the northeast corner hereof, from which a 5/8 inch iron rod with yellow plastic cap stamped 'KERR 4502' found at the southwest corner of Block 117 of said Bryan Original Townsite bears N 41° 38' 30" E, a distance of 125.00 feet;

THENCE, continuing through the right-of-way of S. Parker Avenue, 25.00 feet from and parallel to the east side of Block 137, S 04° 46' 25" W, for a distance of 260.00 feet to a 1/2 inch iron rod set for the southeast corner hereof;

THENCE, continuing through the right-of-way of S. Parker Avenue and the right-of-way of W. 29th Street, N 85° 13' 42" W, for a distance of 25.00 feet to an 'X' set in concrete for the southwest corner hereof, from which the City of Bryan monument GPS-114 bears S 08° 53' 49" E, a distance of 3,515.69 feet and also from said southwest corner, a 1/2 inch iron rod with yellow plastic cap stamped 'KERR 4502' found at the northeast corner of Block 136 of said Bryan Original Townsite bears S 04° 46' 25" W, a distance of 90.00 feet and from said iron rod found, an 'X' found in concrete at the southeast corner of Block 136 bears S 04° 46' 25" W, a distance of 250.00 feet;

THENCE, continuing through said right-of-ways, N 04° 46' 25" E, for a distance of 10.00 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
0.067 ACRE UTILITY EASEMENT
CROSSING A PORTION OF S. PARKER AVENUE
ADJOINING THE EAST SIDE OF BLOCK 137 OF THE BRYAN ORIGINAL TOWNSITE
STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS**

A FIELD NOTES DESCRIPTION OF A 0.067 ACRE 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 137, 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:

COMMENCING at an 'X' set 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. 29th Street (100' wide right-of-way, 'H'/721 DRBCT), for the southeast corner of said Block 137, from which a 1/2 inch iron rod with yellow plastic cap stamped 'KERR 4502' found at the northeast corner of Block 136 of said Bryan Original Townsite bears S 04° 46' 25" W, a distance of 100.00 feet and from said iron rod found, an 'X' found in concrete at the southeast corner of Block 136 bears S 04° 46' 25" W, a distance of 250.00 feet;

THENCE, with the east line of said Block 137 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 of Lot 5 of said Block 137 for the POINT OF BEGINNING hereof;

THENCE, continuing with the east line of said Block 137 and the west line of S. Parker Avenue, N 04° 46' 25" E, for a distance of 20.00 feet to a point at the southeast corner of Lot 6 of said Block 137, from which the intersection of the west right-of-way line of S. Parker Avenue and the south right-of-way line of W. 28th Street (100' wide right-of-way, 'H'/721 DRBCT), same being the northeast corner of said Block 137 bears N 04° 46' 25" E, a distance of 115.00 feet and from said northeast corner, a 1/2 inch iron rod found bears S 16° 53' 35" W, a distance of 0.42 feet;

THENCE, crossing the right-of-way of S. Parker Avenue, the following seven (7) courses and distances:

- 1) S 85° 13' 42" E, a distance of 15.00 feet to a point;
- 2) N 04° 46' 25" E, a distance of 115.00 feet to a point for the northwest corner hereof;
- 3) 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;

- 4) S 04° 46' 25" W, a distance of 260.00 feet to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set for the southeast corner hereof;
- 5) N 85° 13' 42" W, a distance of 10.00 feet to a point for the southwest corner hereof, from which an 'X' set in concrete bears N 85° 13' 42" W, a distance of 15.00 feet;
- 6) N 04° 46' 25" E, a distance of 125.00 feet to a point;
- 7) N 85° 13' 42" W, a distance of 15.00 feet to the POINT OF BEGINNING hereof and containing 0.067 of an acre (~2,900 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

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