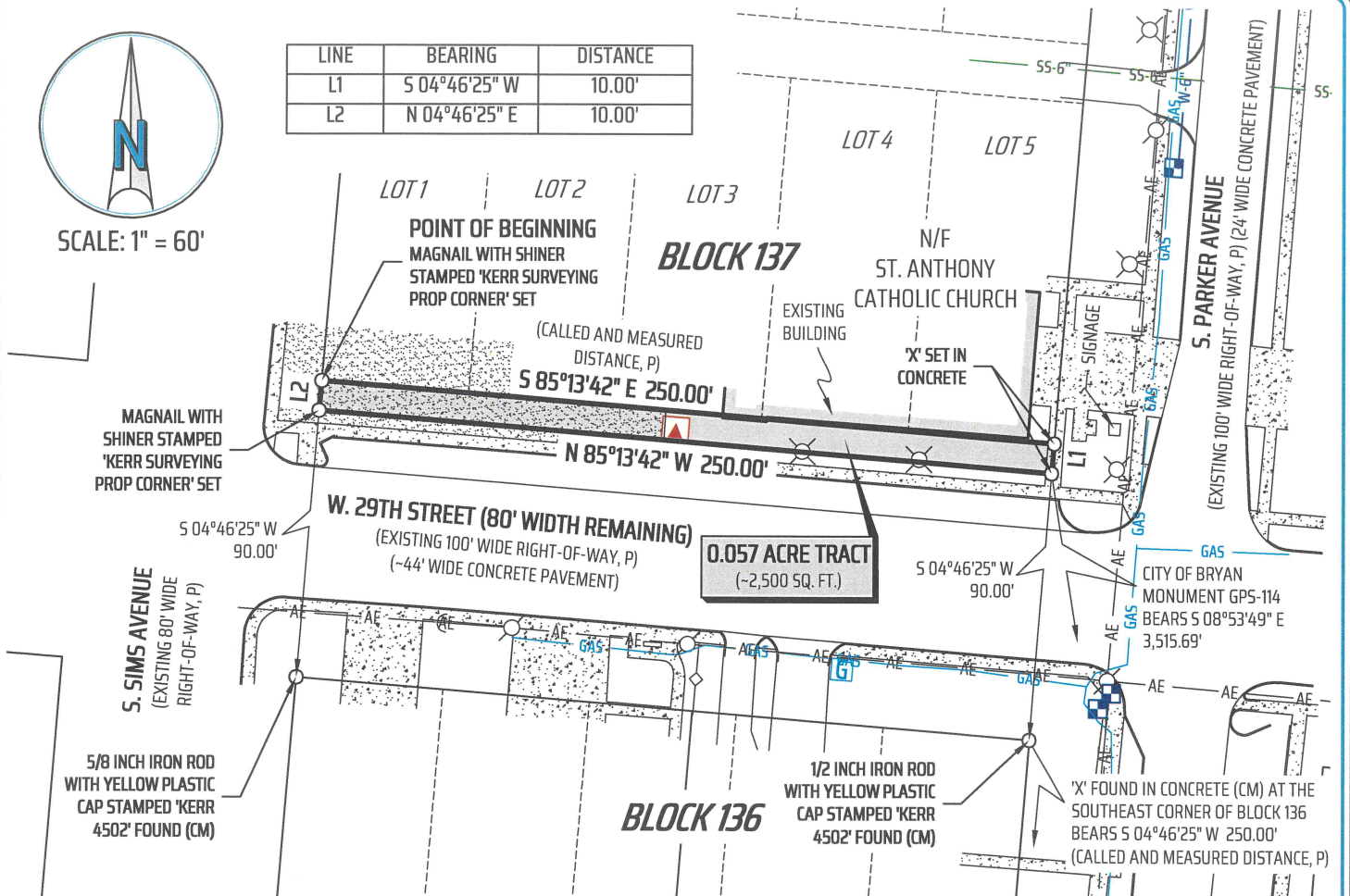


SCALE: 1" = 60'

LINE	BEARING	DISTANCE
L1	S 04°46'25" W	10.00'
L2	N 04°46'25" E	10.00'



**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.

8/11/22

*Michael Konetski*  
MICHAEL KONETSKI  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6531

REVISED 08-11-2022



DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS  
123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS  
N/F = NOW OR FORMERLY  
(I) = RECORD INFORMATION  
(P) - PER PLAT, 'H'/721 DRBCT  
ASPHALT

**LEGEND:**

- WATER METER
- UTILITY POLE
- LIGHT POLE/STANDARD
- GUY WIRE
- GAS METER
- PIPE LINE MARKER
- TRANSFORMER
- AERIAL ELECTRIC LINES
- WOOD FENCE
- CHAIN LINK FENCE
- CONCRETE
- MARKED LOCATION OF BURIED GAS LINE
- MARKED LOCATION OF 6" SANITARY SEWER LINE
- MARKED LOCATION OF 6" WATER LINE

WATER, SEWER AND GAS LINES SHOWN HEREON AS MARKED ON THE GROUND BY THE CITY OF BRYAN AND AS LOCATED IN THE FIELD.

**TSPS STANDARD LAND SURVEY PLAT OF A**

**0.057 ACRE PORTION OF W. 29TH AVENUE ADJOINING THE SOUTH SIDE OF BLOCK 137**

**BRYAN ORIGINAL TOWNSITE VOLUME 'H', PAGE 721 DRBCT**

**STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT 62 BRYAN, BRAZOS COUNTY, TEXAS**

**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.



"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



**FIELD NOTES DESCRIPTION**

**OF A**

**0.057 ACRE PORTION OF W. 29th STREET**

**ADJOINING THE SOUTH 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 0.057 ACRES IN THE STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT 62, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF THE W. 29th STREET RIGHT-OF-WAY, ADJOINING THE SOUTH 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 0.057 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING at a magnail with shiner stamped 'KERR SURVEYING PROP CORNER' set in asphalt at the intersection of the north right-of-way line of W. 29th Street (100' wide right-of-way, 'H'/721 DRBCT) and the east right-of-way line of S. Sims Avenue (80' wide right-of-way, 'H'/721 DRBCT), for the southwest corner of said Block 137;

THENCE, with the south line of said Block 137 and the north line of W. 29th Street, S 85° 13' 42" E, for a distance of 250.00 feet to an 'X' set in concrete on the west side of S. Parker Avenue (100' wide right-of-way, 'H'/721 DRBCT), at the southeast corner of said Block 137 and the northeast corner hereof;

THENCE, through the right-of-way of W. 29th Street, along the west side of S. Parker Avenue, S 04° 46' 25" W, for a distance of 10.00 feet to an 'X' set in concrete for the southeast 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 southeast 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 the right-of-way of W. 29th Street, 10.00 feet from and parallel to the south side of Block 137, N 85° 13' 42" W, for a distance of 250.00 feet to a magnail with shiner stamped 'KERR SURVEYING PROP CORNER' set in asphalt on the east side of S. Sims Avenue for the southwest corner hereof, 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 S 04° 46' 25" W, a distance of 90.00 feet;

THENCE, continuing through the right-of-way of W. 29th Street, along the east side of S. Sims Avenue, N 04° 46' 25" E, for a distance of 10.00 feet to the POINT OF BEGINNING hereof and containing 0.057 of an acre (~2,500 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.



 7/26/22

Michael Konetski

Registered Professional Land Surveyor No. 6531

# KERR SURVEYING

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