

SURVEYOR'S CERTIFICATE:

I, NATHAN PAUL KERR, R.P.L.S. NO. 6834, 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 III, STANDARD LAND SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

[Signature]
2/17/2022

NATHAN PAUL KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6834



FLOOD PLAIN NOTES:

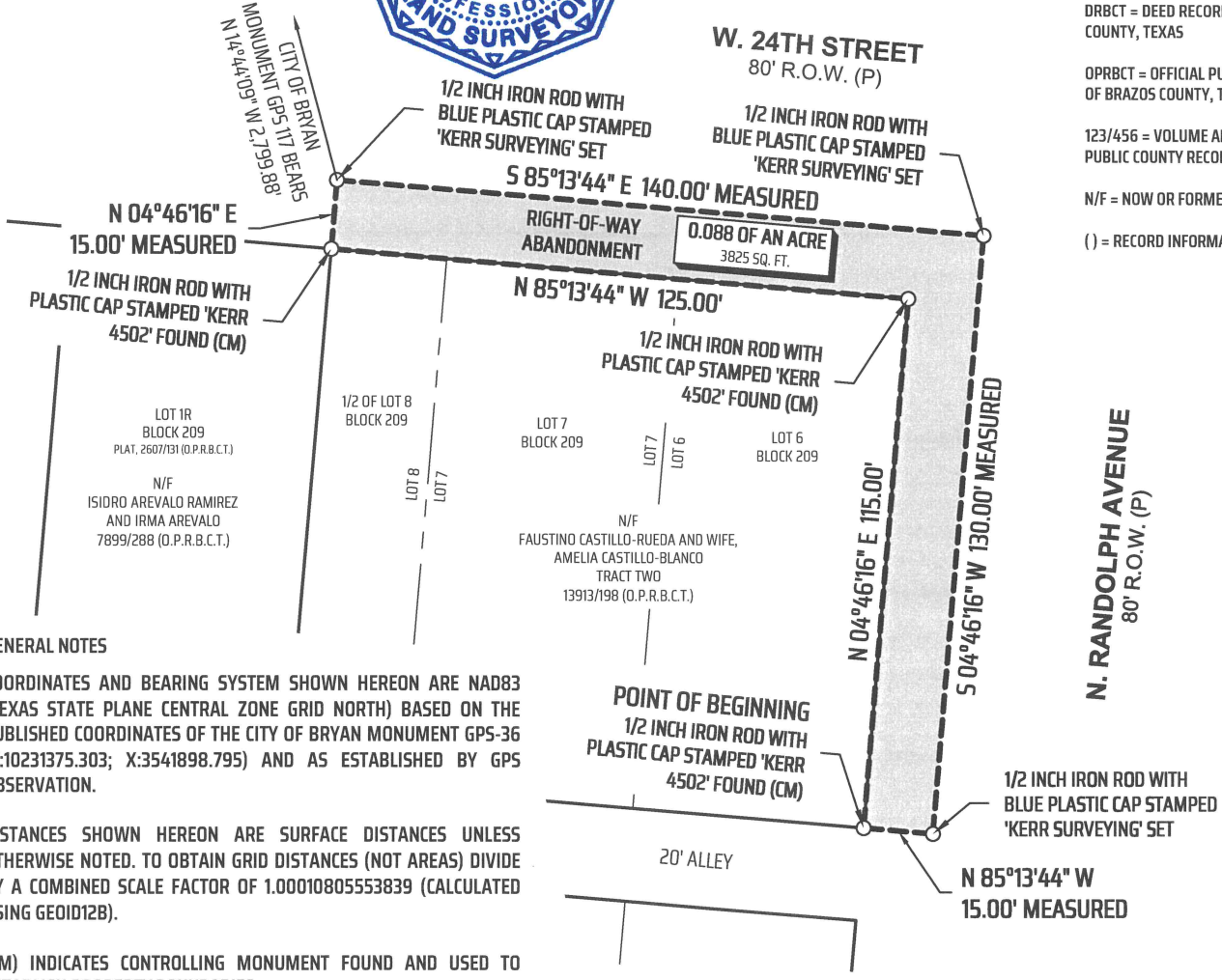
THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0195E, REVISED DATE: 05-16-2012.



SCALE: 1" = 40'

LEGEND:

- DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- N/F = NOW OR FORMERLY
- () = RECORD INFORMATION



GENERAL NOTES

COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN MONUMENT GPS-36 (Y:10231375.303; X:3541898.795) AND AS ESTABLISHED BY GPS OBSERVATION.

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00010805553839 (CALCULATED USING GEOID12B).

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

(P) INDICATES THE PLAT OF BRYAN ORIGINAL TOWNSITE RECORDED IN VOLUME 'H', PAGE 721, DRBCT.


PROPERTY LINE DISTANCES ARE PLAT CALL (P) AND MEASURED UNLESS OTHERWISE NOTED.

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

THIS SURVEY REFLECTS THE BOUNDARY OF THE PROPERTY ONLY. ADDITIONAL IMPROVEMENTS MAY EXIST AND WERE NOT LOCATED AT THE TIME OF THIS SURVEY.

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.

**SURVEY PLAT
OF A
PORTION OF N. RANDOLPH AVENUE AND W. 24TH STREET
BRYAN ORIGINAL TOWNSITE
VOLUME 'H', PAGE 721 DRBCT
STEPHEN F. AUSTIN LEAGUE SURVEY NO. 9, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS**



**KERR
SURVEYING**

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

SCALE: 1 INCH = 40 FEET
 SURVEY DATE: 03-17-2022 | PLAT DATE: 03-17-2022
 JOB NUMBER: 22-227 | CAD NAME: 22-227
 POINT FILE: 22-227 (cont)
 DRAWN BY: MS CHECKED BY: NPK
 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

0.088 OF AN ACRE TRACT

STEPHEN F. AUSTIN LEAGUE SURVEY NO. 9, ABSTRACT 62

BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.088 (3825 SQ FT) OF AN ACRE IN THE STEPHEN F. AUSTIN LEAGUE SURVEY NO. 9, ABSTRACT 62, IN BRAZOS COUNTY, TEXAS, BEING A PORTION OF BOTH N. RANDOLPH AVENUE AND W. 24TH STREET RECORDED IN VOLUME 'H', PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID 0.088 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "KERR 4502" found on the west line of N. Randolph Avenue (80' right-of-way, H/721, DRBCT) and marking the southeast corner of a tract conveyed to Faustino Castillo-Rueda and Amelia Castillo-Blanco in Volume 13913, Page 198, of the Official Public Records of Brazos County, Texas (OPRBCT);

THENCE, with the west line of N. Randolph Avenue, **N 04° 46' 16" E**, for a distance of **115.00 feet** to a 1/2 inch iron rod with a yellow plastic cap stamped "KERR 4502" found at the intersection of the west line of N. Randolph Avenue and the south line of W. 24th Street (80' right-of-way, H/721, DRBCT) and also being the northeast corner of said Castillo tract;

THENCE, with the south line of W. 24th street, **N 85° 13' 44" W**, for a distance of **125.00 feet** to a 1/2 inch iron rod with a yellow plastic cap stamped "KERR 4502" found marking the northwest corner of said Castillo tract and the northeast corner of a tract conveyed to Isidro Arevalo Ramirez and Irma Arevalo in Volume 7899, Page 288 (OPRBCT);

THENCE, through the existing right-of-way of W. 24th street for the following two (2) courses and distances:

- 1) N 04° 46' 16" E**, for a distance of **15.00 feet** to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set, from which the City of Bryan Monument GPS-117 bears **N 14° 44' 09" W**, a distance of 2,799.88 feet;
- 2) S 85° 13' 44" E**, for a distance of **140.00 feet** to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;

THENCE, through the existing right-of-way of N. Randolph Avenue for the following two (2) courses and distances:

- 1) **S 04° 46' 16" W**, for a distance of **130.00 feet** to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;
- 2) **N 85° 13' 44" W**, for a distance of **15.00 feet** to the **POINT OF BEGINNING** hereof and containing 0.088 of an acre, more or less.

Surveyed on the ground March 2022 under my supervision. See plat prepared March 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 derived from the published coordinates of the City of Bryan Monument GPS-36 (Y:10231375.303; X:3541898.795) and as established by GPS observation. Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00010805553839 (calculated using GEOID12B). Reference drawing: 22-227.

 3/17/22

Nathan Paul Kerr

Registered Professional Land Surveyor No. 6834



KERR SURVEYING

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