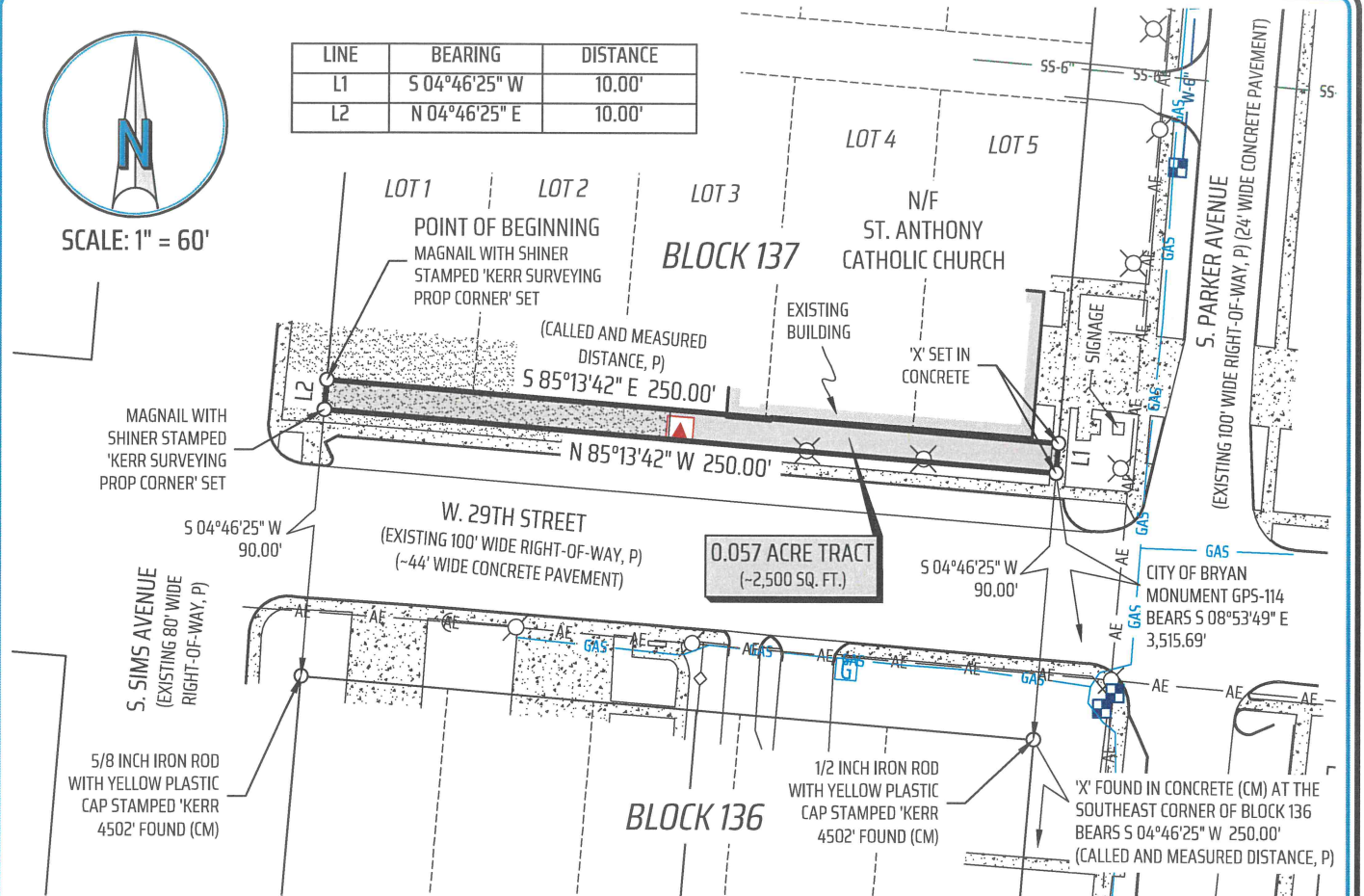


SCALE: 1" = 60'

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



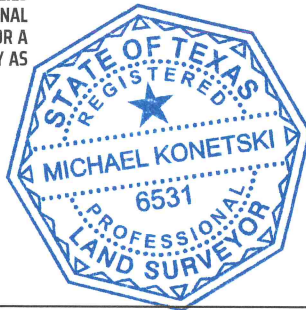
SURVEYOR'S CERTIFICATE:

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.

7/26/22

Michael Konetski

MICHAEL KONETSKI
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6531



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

**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**



"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

0.057 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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