

**GENERAL NOTES**

BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

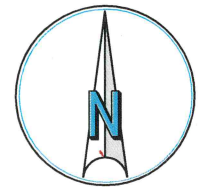
DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011009735333 (CALCULATED USING GEOID12B).

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

(D) INDICATES THE DEED CALLS FILED IN VOLUME 18804, PAGE 52, OPRBCT.

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.



SCALE: 1" = 20'

**LEGEND:**

DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS

ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

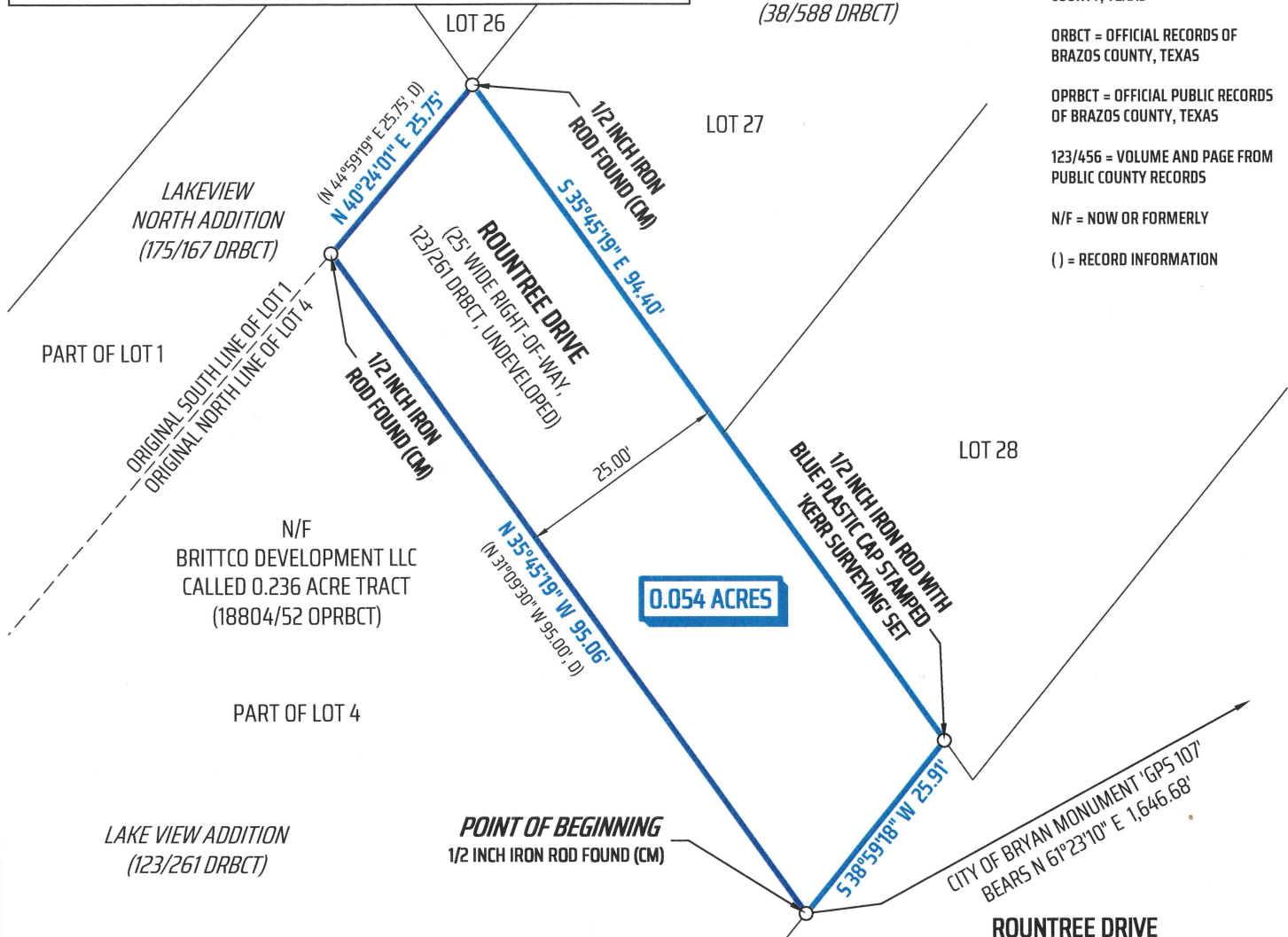
OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

( ) = RECORD INFORMATION

C.M. EVANS DIVISION  
(38/588 DRBCT)



**0.054 ACRES**

**TSPS STANDARD LAND SURVEY PLAT  
OF A  
25 FOOT WIDE (0.054 ACRE)  
RIGHT-OF-WAY ABANDONMENT  
BEING THE UNDEVELOPED ROUNTREE DRIVE  
SHOWN ON THE PLAT OF LAKE VIEW ADDITION  
VOLUME 123, PAGE 261 OPRBCT  
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45  
BRYAN, BRAZOS COUNTY, TEXAS**

**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 3, STANDARD LAND SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

*[Handwritten Signature]*  
NATHAN PAUL KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6834

11/9/2023



SCALE: 1 INCH = 20 FEET  
SURVEY DATE: 11-01-2023 | PLAT DATE: 11-09-2023  
JOB NUMBER: 23-1032 | CAD NAME: 23-1032-TITLE-5  
POINT FILE: 23-1032-ALL  
DRAWN BY: RCU 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

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