

**GENERAL NOTES**

BEARING SYSTEM SHOWN HEREON IS BASED ON THE 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).

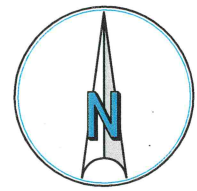
DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011372393212 (CALCULATED USING GEOID12B).

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

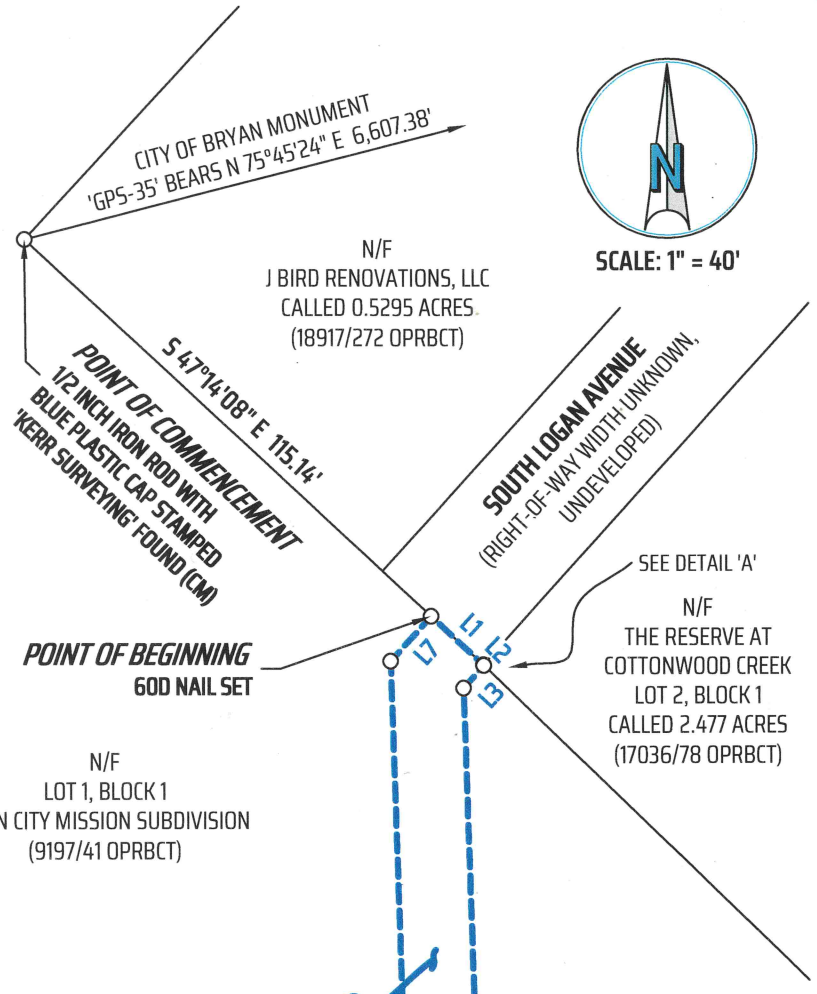
ALL EASEMENT CORNERS ARE A 60D NAIL SET UNLESS NOTED OTHERWISE.

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

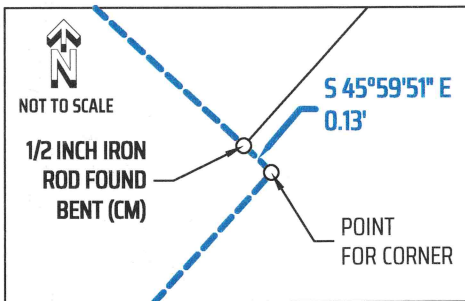
THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.



SCALE: 1" = 40'



**DETAIL 'A'**



**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.

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



**0.077 ACRES**

**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

**TSPS STANDARD LAND SURVEY PLAT OF A**

**15' WIDE WATERLINE EASEMENT BEING OVER, ACROSS AND UPON LOT 1, BLOCK 1**

**TWIN CITY MISSION SUBDIVISION VOLUME 9197, PAGE 71 OPRBCT**

**STEPHEN F. AUSTIN LEAGUE NO. 9 SURVEY, ABSTRACT 62 BRYAN, BRAZOS COUNTY, TEXAS**



SCALE: 1 INCH = 40 FEET  
 SURVEY DATE: 12-15-2023 | PLAT DATE: 12-21-2023  
 JOB NUMBER: 23-1192 | CAD NAME: 23-1192-EXHIBIT  
 POINT FILE: 23-1192  
 DRAWN BY: RCU CHECKED BY: MK  
 PREPARED BY: KERR SURVEYING, LLC  
 TBPOLS 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"

LINE	BEARING	DISTANCE
L1	S 47°14'08" E	14.87'
L2	S 45°59'51" E	0.13'
L3	S 42°09'46" W	6.26'
L4	S 43°05'46" W	21.56'
L5	N 46°54'14" W	15.00'
L6	N 43°05'46" E	15.34'
L7	N 42°09'46" E	12.50'