

GENERAL NOTES

- 1. 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-EPOCH CORRS SOLUTION 2 (MVC52).

ZONING SETBACK NOTES

- ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 2-7-2024, THIS TRACT IS ZONED C-2 (RETAIL) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (2) AS SHOWN HEREON:

FRONT SETBACK 25 FEET

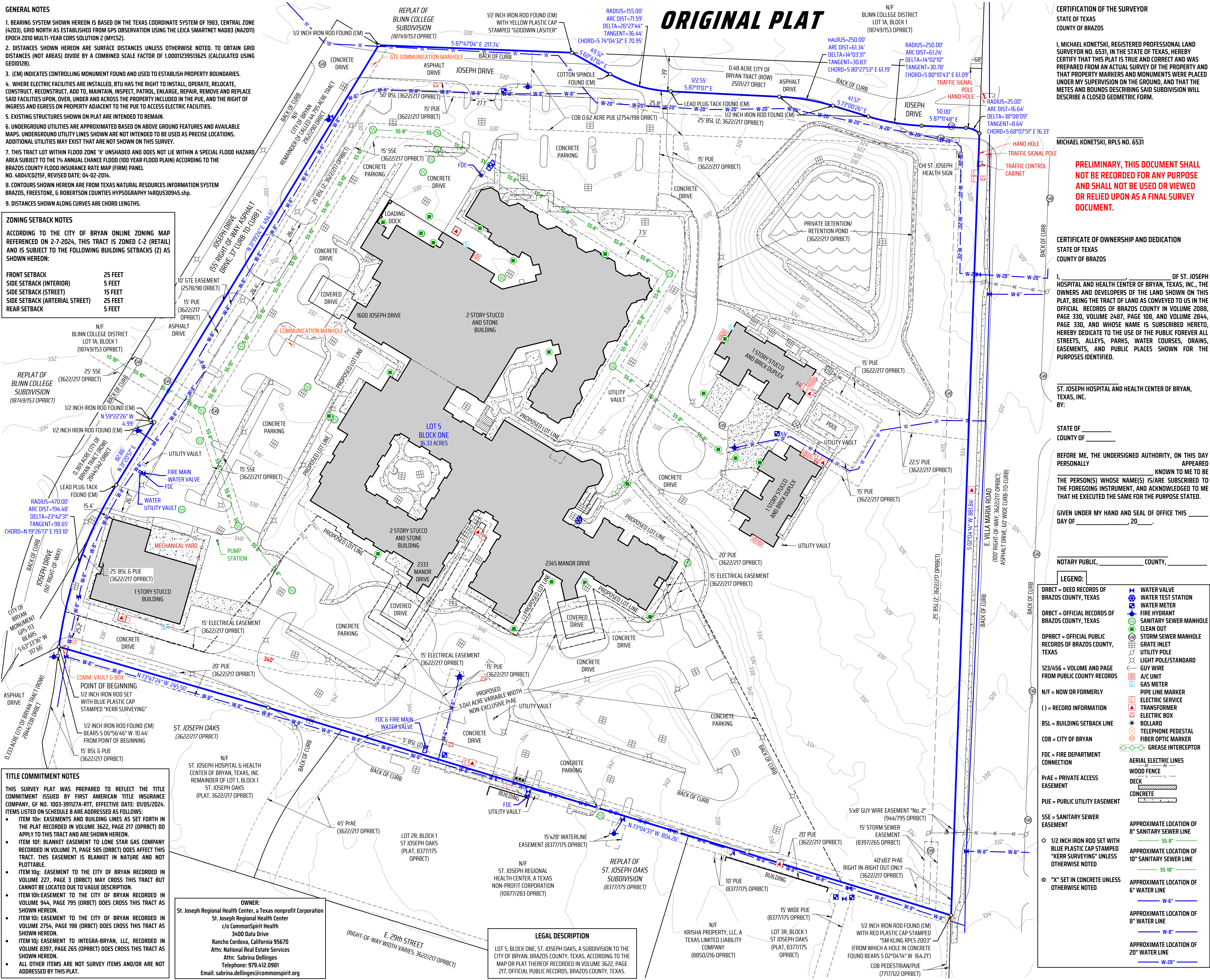
SIDE SETBACK (INTERIOR) 5 FEET

SIDE SETBACK (STREET) 15 FEET

SIDE SETBACK (ARTERIAL STREET) 25 FEET

REAR SETBACK 5 FEET

ORIGINAL PLAT



CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, MICHAEL KONETSKI, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6531, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

MICHAEL KONETSKI, RPLS NO. 6531

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, _____ OF ST. JOSEPH HOSPITAL AND HEALTH CENTER OF BRYAN, TEXAS, INC., THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 2088, PAGE 330, VOLUME 2487, PAGE 108, AND VOLUME 2844, PAGE 330, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN FOR THE PURPOSES IDENTIFIED.

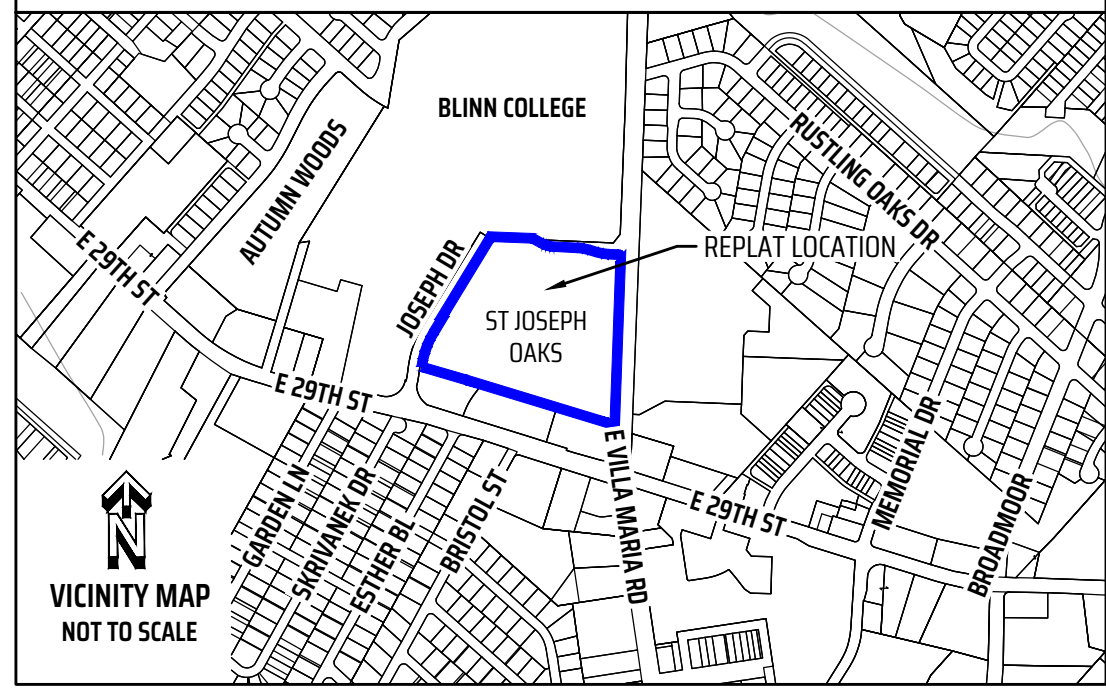
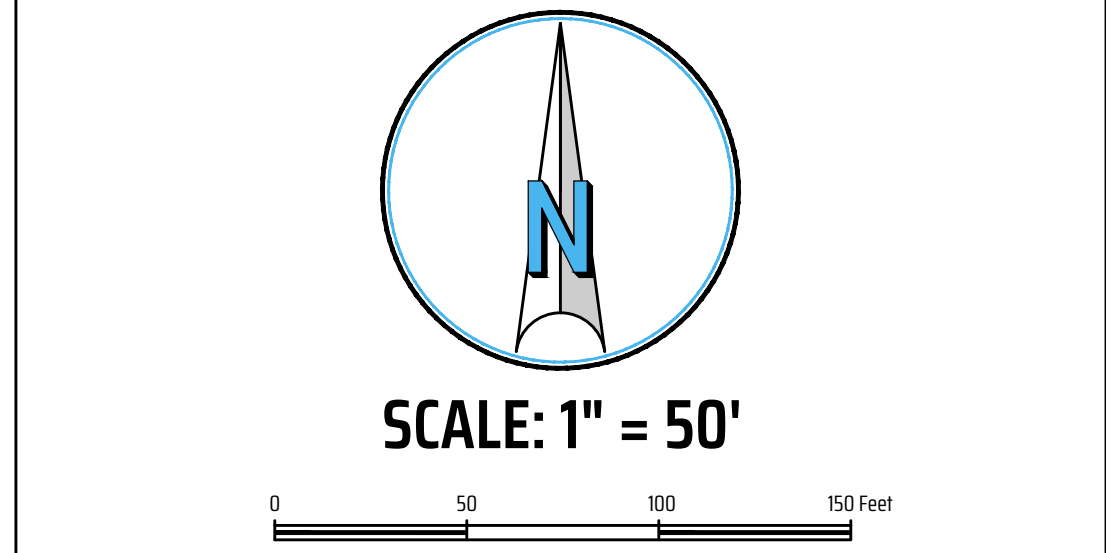
ST. JOSEPH HOSPITAL AND HEALTH CENTER OF BRYAN, TEXAS, INC. BY: _____

STATE OF _____ COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, _____ COUNTY, _____



APPROVAL OF THE CITY PLANNER

I, _____ THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 20____.

CITY PLANNER, BRYAN, TEXAS
APPROVAL OF THE CITY ENGINEER

I, _____ THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 20____.

CITY ENGINEER, BRYAN, TEXAS
APPROVAL OF THE PLANNING & ZONING COMMISSION

I, _____ CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN ON THE _____ DAY OF _____, 20____ AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 20____.

CHAIRMAN, PLANNING & ZONING COMMISSION, BRYAN, TEXAS

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS
I, _____ COUNTY CLERK, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 20____, IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME _____ PAGE _____.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

FINAL PLAT OF ST. JOSEPH OAKS BLOCK ONE, LOTS 5R-1 AND 5R-2

BEING A REPLAT OF ST. JOSEPH OAKS BLOCK ONE, LOT 5 VOLUME 3622, PAGE 217 OPBRCT 16.33 ACRES JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2 BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 50 FEET
SURVEY DATE: 10-26-2023
JOB NUMBER: 23-995 | CAD NAME: 23-995-S Replat
POINT FILE: MARIA-GTG (cont); 23-995-ALL (job)
DRAWN BY: TIF CHECKED BY: MK
PREPARED BY: KERR SURVEYING, LLC
TPBELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

TITLE COMMITMENT NOTES

- THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GF NO. 1003-391271A-RT, EFFECTIVE DATE: 01/05/2024. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

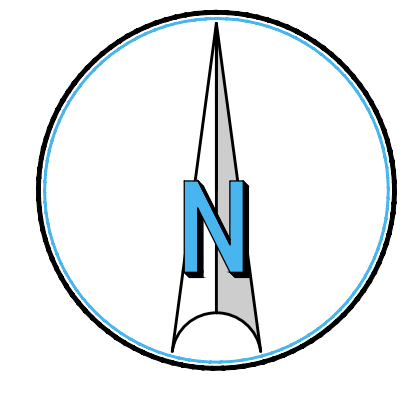
OWNER: St. Joseph Regional Health Center, a Texas nonprofit Corporation c/o CommonsSpirit Health 3400 Data Drive Rancho Cordova, California 95670 Attn: National Real Estate Services Attn: Sabrina Dellignes Telephone: 979.412.0981 Email: sabrina.dellignes@commonspirit.org

LEGAL DESCRIPTION

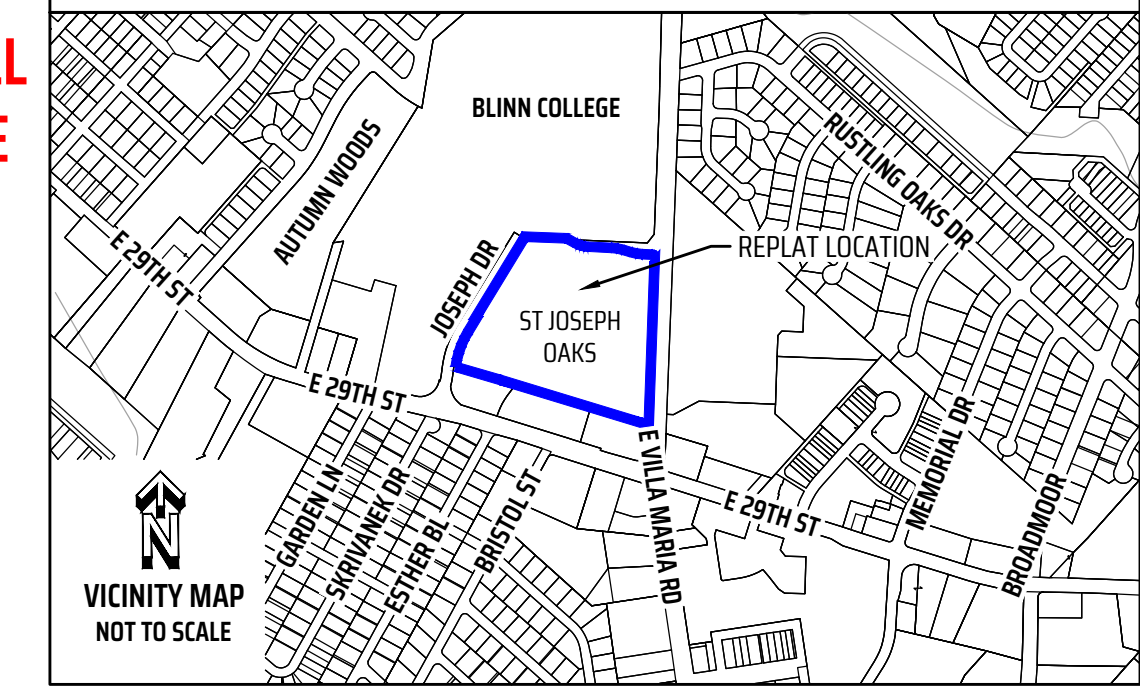
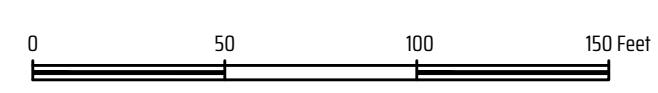
LOT 5, BLOCK ONE, ST. JOSEPH OAKS, A SUBDIVISION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3622, PAGE 217, OFFICIAL PUBLIC RECORDS, BRAZOS COUNTY, TEXAS.

REPLAT

- LEGEND:**
- DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
 - ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
 - OPRBC = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
 - 1231456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
 - N/F = NOW OR FORMERLY
 - () = RECORD INFORMATION
 - BSL = BUILDING SETBACK LINE
 - COB = CITY OF BRYAN
 - FDC = FIRE DEPARTMENT CONNECTION
 - PAE = PRIVATE ACCESS EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - 1/2 INCH IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED
 - "X" SET IN CONCRETE UNLESS OTHERWISE NOTED



SCALE: 1" = 50'



FIELD NOTES DESCRIPTION OF A 16.33 ACRE TRACT JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2 BRYAN, BRAZOS COUNTY, TEXAS

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

A FIELD NOTES DESCRIPTION OF 16.33 ACRES IN THE JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 5, BLOCK ONE, ST. JOSEPH OAKS AS SHOWN ON PLAT FILED IN VOLUME 3622, PAGE 217 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC); SAID 16.33 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set with blue plastic caps stamped "KERR SURVEYING" on the east right-of-way of Joseph Drive (60 foot right-of-way, 2844/338, 2844/342 ORBCT) marking the north corner of the remainder of Lot 1, Block One, St. Joseph Oaks (3622/217 OPRBC) and the southwest corner of said Lot 5, Block One; for reference a 1/2 inch iron rod found bears S 06° 56' 46" W a distance of 10.44 feet; also for reference from said Point of Beginning, the City of Bryan monument GP5-113 bears S 63° 33' 36" W a distance of 317.66 feet;

THENCE, with said east right-of-way of Joseph Drive (2844/338; 2844/342; 2162/290 ORBCT) for the following four (4) courses and distances:

- 1) With a curve to the right having a radius of 470.00 feet, an arc length of 194.48 feet, a delta angle of 23° 42' 31", and a chord which bears N 19° 26' 13" E a distance of 193.10 feet to a lead plug tack found in concrete where said right-of-way is 60 feet wide (2844/342 ORBCT);
- 2) N 31° 20' 57" E a distance of 82.86 feet to a 1/2 inch iron rod found for corner where said right-of-way is 60 feet wide (2844/342 ORBCT);
- 3) N 59° 22' 26" W a distance of 4.99 feet to a 1/2 inch iron rod found for corner where said right-of-way is 55 feet wide (said right-of-way being remainder of called 44.795 acre City of Bryan tract, 2162/290 ORBCT);
- 4) N 31° 19' 24" E a distance of 494.61 feet to a 1/2 inch iron rod found where said right-of-way is 55 feet wide, said rod found marking an angle point in Lot 1A, Block 1 as depicted on the replat of Blinn College Subdivision filed in Volume 18749, Page 153 (OPRBC) and marking the northwest corner of said Lot 5;

THENCE, with the common line of said Lot 1A, Block 1, Blinn College Subdivision and said Lot 5, Block One, St. Joseph Oaks, S 87° 47' 04" E a distance of 217.74 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "GOODWIN LASITER" on a south line of said Lot 1A, marking the west corner of a called 0.48 acre right-of-way tract (Joseph Drive) described in a deed to the City of Bryan in Volume 2501, Page 27 (ORBCT) and an angle point in the north boundary of said Lot 5;

THENCE, with the south right-of-way of said Joseph Drive (variable width right-of-way) and the north boundary of said Lot 5 for the following eight (8) courses and distances:

- 1) S 60° 47' 02" E through said drive being a transition from private to public drive a distance of 49.52 feet to a cotton spindle found in asphalt road;
- 2) With a non-tangent curve to the left continuing through said drive and transition from private to public drive having a radius of 155.00 feet, an arc length of 71.59 feet, a delta angle of 26° 27' 44", and a chord which bears S 74° 04' 32" E a distance of 70.95 feet to a lead plug tack found in concrete;
- 3) S 87° 11' 07" E with the south line of said drive a distance of 122.55 feet to a 1/2 inch iron rod found;
- 4) With a non-tangent curve to the right having a radius of 250.00 feet, an arc length of 61.34 feet, a delta angle of 14° 03' 31", and a chord which bears S 80° 27' 53" E a distance of 61.19 feet to a 1/2 inch iron rod found;
- 5) S 73° 00' 26" E a distance of 41.57 feet to a 1/2 inch iron rod found;
- 6) With a non-tangent curve to the left having a radius of 250.00 feet, an arc length of 61.24 feet, a delta angle of 14° 02' 10", and a chord which bears S 80° 10' 43" E a distance of 61.09 feet to an "X" set in concrete marking a point of tangency;
- 7) S 87° 11' 48" E a distance of 50.00 feet to an "X" set in concrete;
- 8) With a non-tangent curve to the right having a radius of 25.00 feet, an arc length of 16.64 feet, a delta angle of 38° 08' 09", and a chord which bears S 68° 07' 51" E a distance of 16.33 feet to an "X" set in concrete on the west right-of-way of E. Villa Maria Road (100 foot right-of-way, 3622/217 OPRBC) marking the east common corner of said Lot 1A, Block One, Blinn College Subdivision and said Lot 5, Block One, St. Joseph Oaks;

THENCE, with said west right-of-way of E. Villa Maria Road, S 02° 04' 14" W a distance of 881.84 feet to a 1/2 inch iron rod found with red plastic cap stamped "SM KLING RPLS 2003" on said west right-of-way of E. Villa Maria Road marking the northeast corner of Lot 3R, Block 1, St. Joseph Oaks Subdivision (8377/175 OPRBC) and the southeast corner of said Lot 5;

THENCE, with the north lines of said Lot 3R, Lot 2R, and said Lot 1, Block 1, St. Joseph Oaks, N 73° 04' 33" W a distance of 804.26 feet to a 1/2 inch iron rod set for angle point;

THENCE, continuing with said north line of the remainder of Lot 1, Block 1, St. Joseph Oaks, N 73° 47' 24" W a distance of 245.50 feet to the POINT OF BEGINNING hereof, and containing 16.33 acres of land, more or less. Surveyed on the ground October 2023 under my supervision.

LINE	BEARING	DISTANCE
L1	N 31°31'26" E	23.64'
L2	N 56°56'23" W	2.82'
L3	N 31°14'33" E	7.28'
L4	N 57°36'35" W	3.24'
L5	N 31°00'37" E	54.67'
L6	N 58°15'41" W	9.77'
L7	N 31°09'23" E	18.29'
L8	N 58°38'18" W	8.97'
L9	N 31°23'34" E	62.97'
L10	N 58°44'33" E	28.93'
L11	N 31°17'29" E	19.47'
L12	N 58°36'14" E	20.16'
L13	N 30°58'13" E	19.15'
L14	N 58°54'48" E	60.50'
L15	N 31°13'39" W	19.47'
L16	N 58°36'14" E	55.04'
L17	N 31°19'20" E	25.00'
L18	N 58°03'39" E	74.76'
L19	N 77°14'06" E	7.00'
L20	N 58°44'49" E	25.09'
L21	N 76°09'32" E	11.92'
L22	N 58°56'33" E	19.56'
L23	N 13°34'44" E	21.28'
L24	N 31°10'39" W	19.66'
L25	N 76°34'58" W	11.92'
L26	N 31°15'11" W	30.23'
L27	N 58°45'21" E	13.78'
L28	N 31°57'33" E	23.95'
L29	N 58°59'34" E	116.45'
L30	N 31°56'27" W	45.14'
L31	N 58°59'26" W	1.81'
L32	N 31°28'05" W	40.10'
L33	N 58°10'23" W	73.40'
L34	N 31°09'23" E	51.47'
L35	N 76°08'40" W	52.73'
L36	N 31°51'20" W	70.48'
L37	N 31°21'16" W	62.10'
L38	N 58°52'13" W	84.57'
L39	N 30°22'57" E	77.57'
L40	N 58°43'49" W	7.83'
L41	N 31°13'38" E	11.74'
L42	N 58°55'22" W	6.50'
L43	N 29°47'54" W	89.09'
L44	N 60°18'24" W	2.80'
L45	N 31°18'42" W	68.74'
L46	N 58°47'32" W	52.66'
L47	N 31°18'42" E	54.42'
L48	N 58°40'44" W	27.20'
L49	N 32°25'42" E	8.05'
L50	N 59°08'35" W	47.69'
L51	N 30°15'12" E	2.66'
L52	N 59°15'37" W	7.93'
L53	N 31°25'15" E	3.74'
L54	N 58°39'30" W	51.28'

L28	N 31°57'33" E	23.95'
L29	N 58°59'34" E	116.45'
L30	N 31°56'27" W	45.14'
L31	N 58°59'26" W	1.81'
L32	N 31°28'05" W	40.10'
L33	N 58°10'23" W	73.40'
L34	N 31°09'23" E	51.47'
L35	N 76°08'40" W	52.73'
L36	N 31°51'20" W	70.48'
L37	N 31°21'16" W	62.10'
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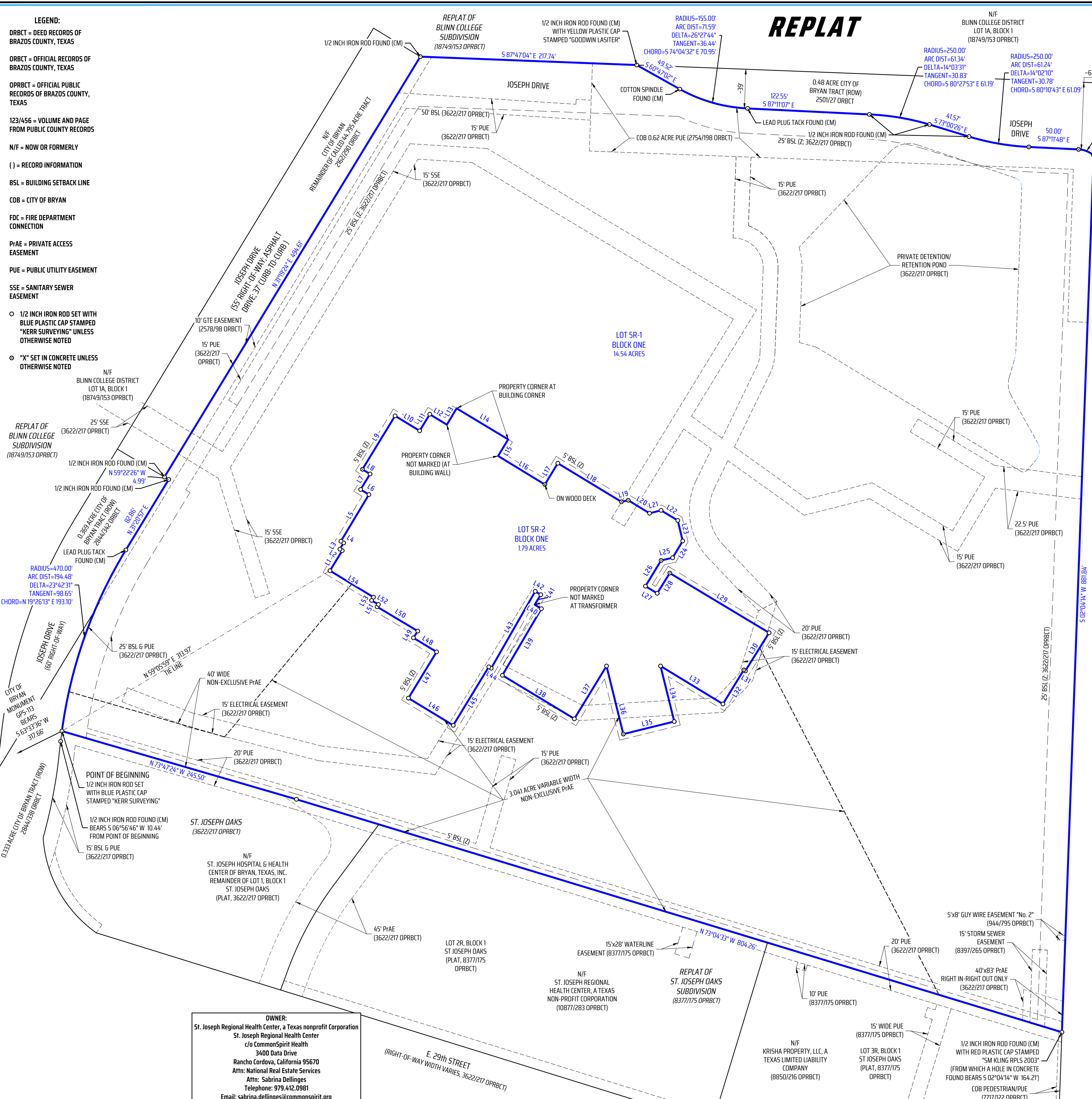
FINAL PLAT OF ST. JOSEPH OAKS BLOCK ONE, LOTS 5R-1 AND 5R-2 BEING A REPLAT OF ST. JOSEPH OAKS BLOCK ONE, LOT 5 VOLUME 3622, PAGE 217 OPRBC 16.33 ACRES JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2 BRYAN, BRAZOS COUNTY, TEXAS



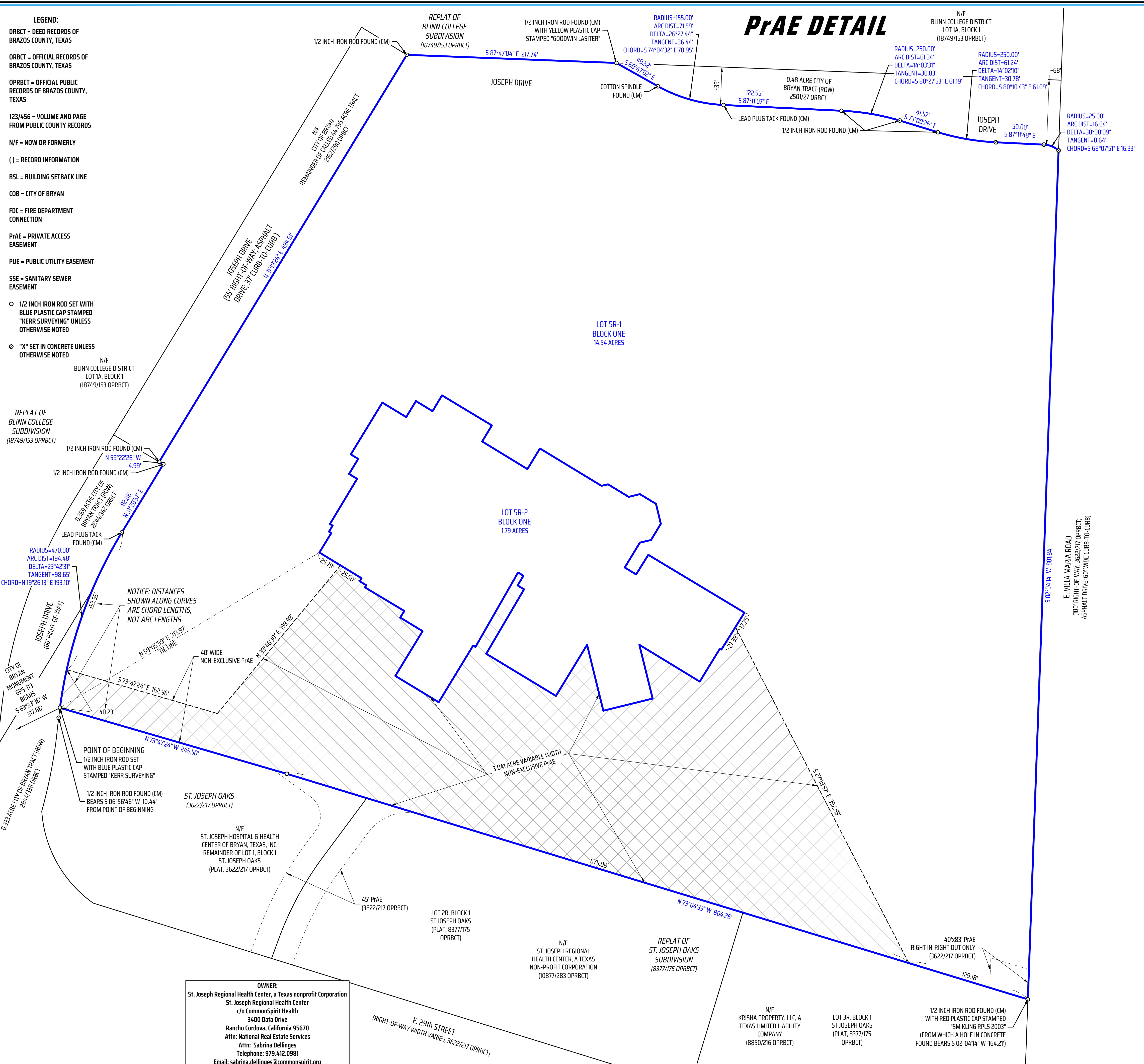
"When one person stands to gain over another, the facts must be uncovered"

SCALE: 1 INCH = 50 FEET
 SURVEY DATE: 10-26-2023
 JOB NUMBER: 23-995 | CAD NAME: 23-995-5 Replat
 POINT FILE: MARIA-GTG (cont); 23-995-ALL (job)
 DRAWN BY: TIF CHECKED BY: MK
 PREPARED BY: KERR SURVEYING, LLC
 TPBELS FIRM 10018500
 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
 PHONE: (979) 268-3195
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

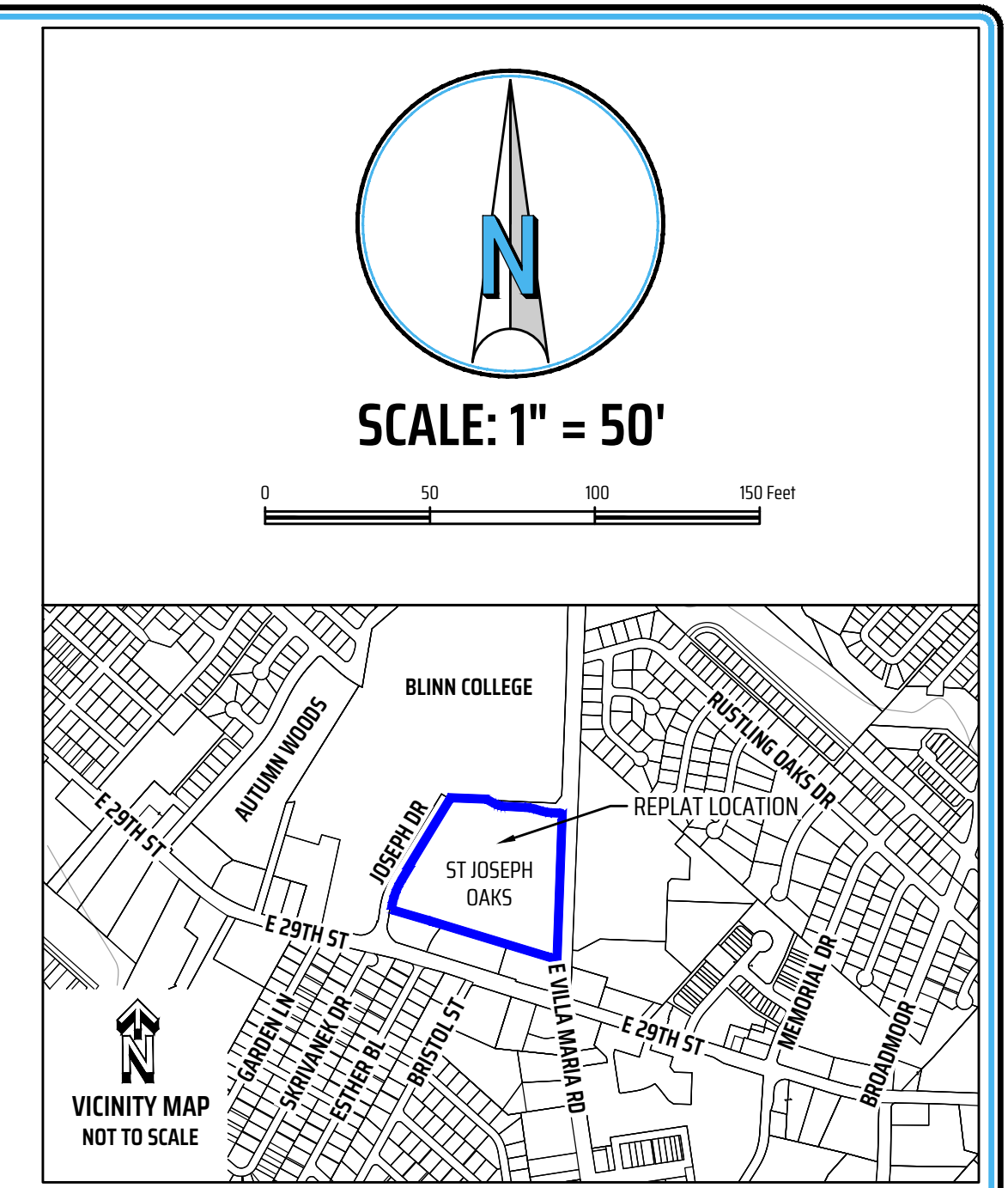
OWNER:
 St. Joseph Regional Health Center, a Texas nonprofit Corporation
 St. Joseph Regional Health Center
 c/o CommonsSpirit Health
 3400 Data Drive
 Rancho Cordova, California 95670
 Attn: National Real Estate Services
 Attn: Sabrina Dellignes
 Telephone: 979.412.0981
 Email: sabrina.dellignes@commonspirit.org



PrAE DETAIL



- LEGEND:**
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 - "X" SET IN CONCRETE UNLESS OTHERWISE NOTED



NON-EXCLUSIVE ACCESS EASEMENT NOTE

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR VEHICULAR ACCESS IS HEREBY GRANTED OVER AND ACROSS THE PORTIONS OF LOT 5R-1, BLOCK ONE AS MARKED AND IDENTIFIED AS "NON-EXCLUSIVE PrAE" ON THIS PLAT. THE OWNER(S) OF LOT 5R-2, BLOCK ONE SHALL, AT ITS (THEIR) SOLE EXPENSE, KEEP AND MAINTAIN THE "NON-EXCLUSIVE PrAE" IN GOOD ORDER AND REPAIR, AND IMPROVED WITH A CONTINUOUS IMPERVIOUS MATERIAL (SUCH AS CONCRETE OR ASPHALT) OF SUFFICIENT BEARING STRENGTH SO AS TO ACCOMMODATE VEHICLE TRAFFIC. NO OBSTRUCTIONS OR BARRIERS SHALL BE ERRECTED ON OR ABOUT "NON-EXCLUSIVE PrAE". IN ESTABLISHING AND/OR MAINTAINING THE GRADE LEVEL OF THE IMPERVIOUS SURFACE OF THE "NON-EXCLUSIVE PrAE" AREA, THE OWNER(S) OF LOTS 5R-1 AND 5R-2, BLOCK ONE SHALL COOPERATE WITH THE RESPECTIVE OWNERS OF THE LOTS TO PROVIDE A REASONABLY CONSISTENT GRADE LEVEL SO AS TO PERMIT UNOBSTRUCTED VEHICLE MOVEMENTS AND CONSISTENT MAINTENANCE. FOR PURPOSES OF "NON-EXCLUSIVE PrAE", MAINTENANCE SHALL BE DEEMED TO INCLUDE (BUT NOT BE LIMITED TO) THE REPAIR OF POTHOLES AND CRACKS, KEEPING THE SURFACE OF THE EASEMENT AREA FREE OF SNOW AND ICE, AND PROVIDING SURFACE STRIPING FOR THE COORDINATED MOVEMENT AND CIRCULATION OF VEHICLES THROUGH THE EASEMENT AREA.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER:
 St. Joseph Regional Health Center, a Texas nonprofit Corporation
 St. Joseph Regional Health Center
 c/o CommonsSpirit Health
 3400 Data Drive
 Rancho Cordova, California 95670
 Attn: National Real Estate Services
 Attn: Sabrina Dellinges
 Telephone: 979.412.0981
 Email: sabrina.dellinges@commonspirit.org

FINAL PLAT
 OF
ST. JOSEPH OAKS
BLOCK ONE, LOTS 5R-1 AND 5R-2
 BEING A REPLAT OF
 ST. JOSEPH OAKS
 BLOCK ONE, LOT 5
 VOLUME 3622, PAGE 217 OPRBCT
 16.33 ACRES
 JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2
 BRYAN, BRAZOS COUNTY, TEXAS

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KERR SURVEYING

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