

DETAIL OF HOUSES
SCALE 1" = 30'

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 CONTROL MONUMENT GPS-11 (N:10248976.04; E:3551498.46) AND AS ESTABLISHED BY GPS OBSERVATION.

DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010207 (CALCULATED USING GEOID12B).

CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.

SEE METES AND BOUNDS PREPARED MAY 2018, FOR MORE DESCRIPTIVE INFORMATION.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY SOUTH LAND TITLE, LLC, GF NO. BC1807085, EFFECTIVE DATE: 05-10-2018. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

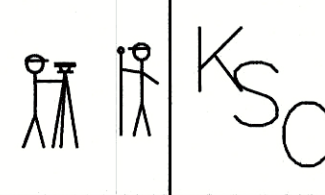
- ITEM 10c: EASEMENT RESERVED IN DEED, 45/224, APPEARS TO APPLY TO MARINO ROAD
- ITEM 10d: BLANKET EASEMENT TO CITY OF BRYAN, 98/352, DOES APPLY TO TRACT TWO AND THREE (2283/207)

- ITEM 10e: BLANKET EASEMENT TO CITY OF BRYAN, 98/383, DOES APPLY TO TRACT ONE (2283/207)
- ITEM 10f: BLANKET EASEMENT TO BRAZOS RIVER TRANSMISSION ELECTRIC COOP., 136/65, DOES APPLY TO THIS TRACT
- ITEM 10g: EASEMENT TO BRAZOS RIVER TRANSMISSION COOP., 134/5, DOES NOT APPLY TO THIS TRACT
- ITEM 10h: BLANKET EASEMENT TO BRAZOS RIVER COOP., 134/23, DOES APPLY TO TRACTS TWO AND THREE (2283/207)
- ITEM 10i: EASEMENT TO CITY OF BRYAN, 188/155, DOES NOT CROSS THIS TRACT
- ITEM 10j: EASEMENT TO CITY OF BRYAN, 188/715, DOES NOT APPLY TO THIS TRACT
- ITEM 10k: EASEMENT TO LONE STAR GAS CO., 297/260, DOES NOT CROSS THIS TRACT
- ITEM 10l: EASEMENT TO FERGUSON CROSSING PIPELINE CO., 512/430, DOES NOT CROSS THIS TRACT
- ITEM 10m: EASEMENT TO BRYAN PIPELINE CO., 557/257, DOES NOT CROSS THIS TRACT
- ITEM 10n: EASEMENT TO ANDRUS PIPELINE CORP., 567/322, DOES NOT CROSS THIS TRACT
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.



BUYER	SUU XUAN DANG AND TRINY DANG
TITLE COMPANY	SOUTH LAND TITLE, LLC
G.F. No.	BC1807085

LAND TITLE SURVEY PLAT
OF A
41.335 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63
BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 100 FEET
SURVEY DATE: 05-04-18
PLAT DATE: 05-16-18
JOB NUMBER: 18-237
CAD NAME: 18-237
CR5 FILE: 18-024 (cont); 18-237 (job)
PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE: (979) 268-3195

- LEGEND:
- UTILITY POLE
 - AERIAL ELECTRIC LINES
 - WOOD FENCE
 - BARBED WIRE FENCE
 - CHAIN LINK FENCE

SURVEYOR'S CERTIFICATE:
I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT IS A TRUE REPRESENTATION OF A CATEGORY 1A, CONDITION III SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0205F, REVISED DATE: 04-02-2014.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

N/F
FRANK L. PATRANELLA

