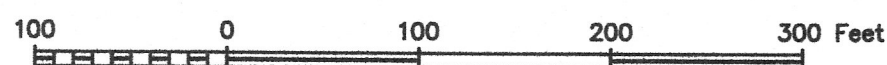




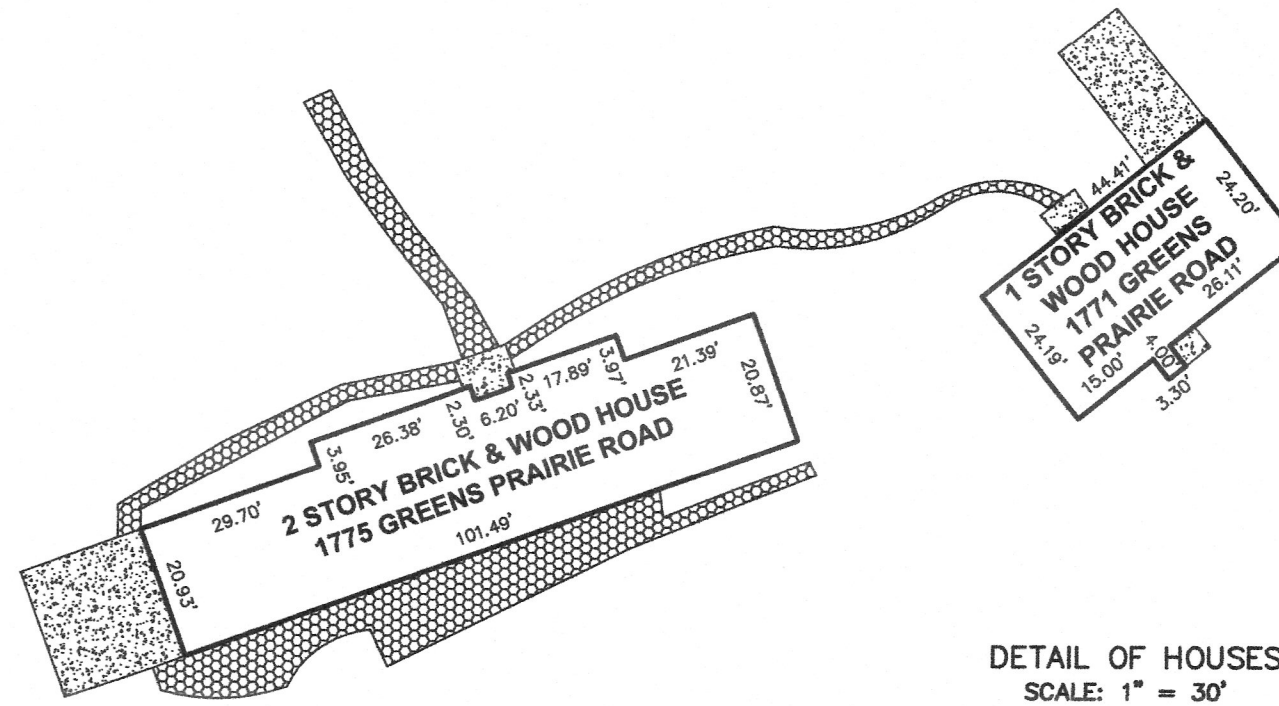
SCALE: 1" = 100'



L1
N 86°07'37" E 100.17' MEASURED
CALLED: N 86°10'40" E 100.17'
L2
N 48°41'04" W 11.42' MEASURED
CALLED: N 48°37'56" W 11.58'
L3
S 87°30'18" E 70.97' MEASURED
PLAT CALL: S 87°27'10" E 70.98', 10490/136
L4
N 42°05'34" E 8.71' MEASURED
PLAT CALL: N 42°08'41" E 8.71', 10490/136

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 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. 48041C0325E, REVISED DATE: 05-16-2012.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502



C1
R=794.50'
D=111°11'13"
ARC=155.13'
T=77.81'
CHORD=154.88'
BRG=N 77°22'48" E
CALLED: N 77°25'51" E 154.88'

C2
R=910.63'
D=23°31'35"
ARC=373.91'
T=189.63'
CHORD=371.29'
BRG=N 71°12'59" E
CALLED: N 71°16'01" E 371.29'

C3
R=900.00'
D=6°23'17"
ARC=100.34'
T=50.22'
CHORD=100.29'
BRG=N 56°27'28" E
PLAT CALL CHORD, 10490/136
N 56°30'36" E 100.30'

C4
R=900.00'
D=5°26'24"
ARC=85.45'
T=42.76'
CHORD=85.42'
BRG=S 45°25'36" E
PLAT CALL CHORD, 10490/136
S 45°22'28" E 85.43'

N/F
HOWARD SHOEMAKE
REMAINDER OF CALLED
8.00 ACRE TRACT
10982/42

N/F
BRAZOS TEXAS LAND DEVELOPMENT, LLC
REMAINDER OF CALLED 19.466 ACRE TRACT
TRACT 1, 8813/126

N/F
GLENN RICHARDS
CALLED 4.91 ACRE TRACT
12809/9

N/F
KEVIN WAYNE SCOTT SR. AND
ANNA VERZINSKI SCOTT
CALLED 7.27 ACRE TRACT
11517/208

N/F
THE RICK AND SHARON
WOLF REVOCABLE TRUST
12.00 ACRE TRACT
13033/235

LEGEND:
● SANITARY SEWER MANHOLE
● FIRE HYDRANT
● WATER VALVE
● WATER METER
● STORM SEWER MANHOLE
● LIGHT POLE
○ UTILITY POLE
→ GUY WIRE ANCHOR
— AE — AERIAL ELECTRIC LINES
— X — BARBED WIRE FENCE
— — — — — STONE
— — — — — CONCRETE

REVISED 05-31-16: ADDED PROPOSED
LEASE SITE BOUNDARY AND LEGEND

LAND TITLE SURVEY PLAT
OF A
31.279 ACRE TRACT
A. BABILLE SURVEY, A-76
COLLEGE STATION, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 100 FEET
SURVEY DATE: 04-29-16
PLAT DATE: 05-06-16
JOB NUMBER: 16-354
CAD NAME: 16-354
CR5 FILE: CAPROCK (cont); 16-354 (job)
PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000093285 (AS CALCULATED USING GEOID12A).

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

SEE METES AND BOUNDS PREPARED APRIL, 2016, FOR MORE DESCRIPTIVE INFORMATION.

THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THE REMAINDER OF CALLED 19.466 ACRE TRACT SHOWN HEREON:

1. CITY OF BRYAN 141/481
2. CITY OF BRYAN 141/467
3. CITY OF BRYAN 511/193
4. WELLBORN WATER SUPPLY CORP. 894/441

BLANKET EASEMENT TO WELLBORN SUD, 3768/30, DOES APPLY TO LOT 1R, BLOCK 3.

TEMPORARY CONSTRUCTION EASEMENT, 5876/289, NO LONGER APPLIES TO THIS TRACT.

BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF COLLEGE STATION U.D.O.