

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 SMARTNER M093 (M2011) EPOCH 2010 MULTI-YEAR CORP SOLUTION 2 (MVC52).
 DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0000246506404 (CALCULATED USING GEOID20).

(D) INDICATES THE PLAT OF AGGRIE/LAND BUSINESS PARK, PHASE 3B, FILED IN VOLUME 15093, PAGE 61, OPRBCT.
 ALL BEARINGS AND DISTANCES ARE PLAT CALLED AND MEASURED (P).
 ALL PROPERTY CORNERS ARE A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND UNLESS NOTED OTHERWISE.

THIS SURVEY WAS PREPARED TO REFLECT THE LTC SURVEYOR LETTER ISSUED BY LAWYERS TITLE COMPANY, OF NO. 54610, DATED APRIL 11TH, 2023. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 ITEM 10a: BUILDING LINES AND ANY AND ALL EASEMENTS AS SHOWN ON PLAT FILED IN VOLUME 15093, PAGE 61, OPRBCT, **AFFECT AS SHOWN.**
 ITEM 10c: BUILDING LINES AND ANY AND ALL EASEMENTS AS SET OUT IN RESTRICTIONS FILED IN VOLUME 7955, PAGE 1, OPRBCT, **AFFECT AS SHOWN (R).**
 ITEM 10d: BLANKET EASEMENT TO THE CITY OF BRYAN IN VOLUME 98, PAGE 299, OPRBCT, **ONES APPLY, BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.**
 ITEM 10e: BLANKET EASEMENT TO ROUSHY WATER SUPPLY, FILED IN VOLUME 259, PAGE 272, OPRBCT, ASSIGNED TO WELBORN SUB (6379/207 OPRBCT), **ONES APPLY, BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.**
 ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS SURVEY.

LEGEND:

 OPRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
 OPRBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
 OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
 () = RECORD INFORMATION
 N/F = NOW OR FORMERLY

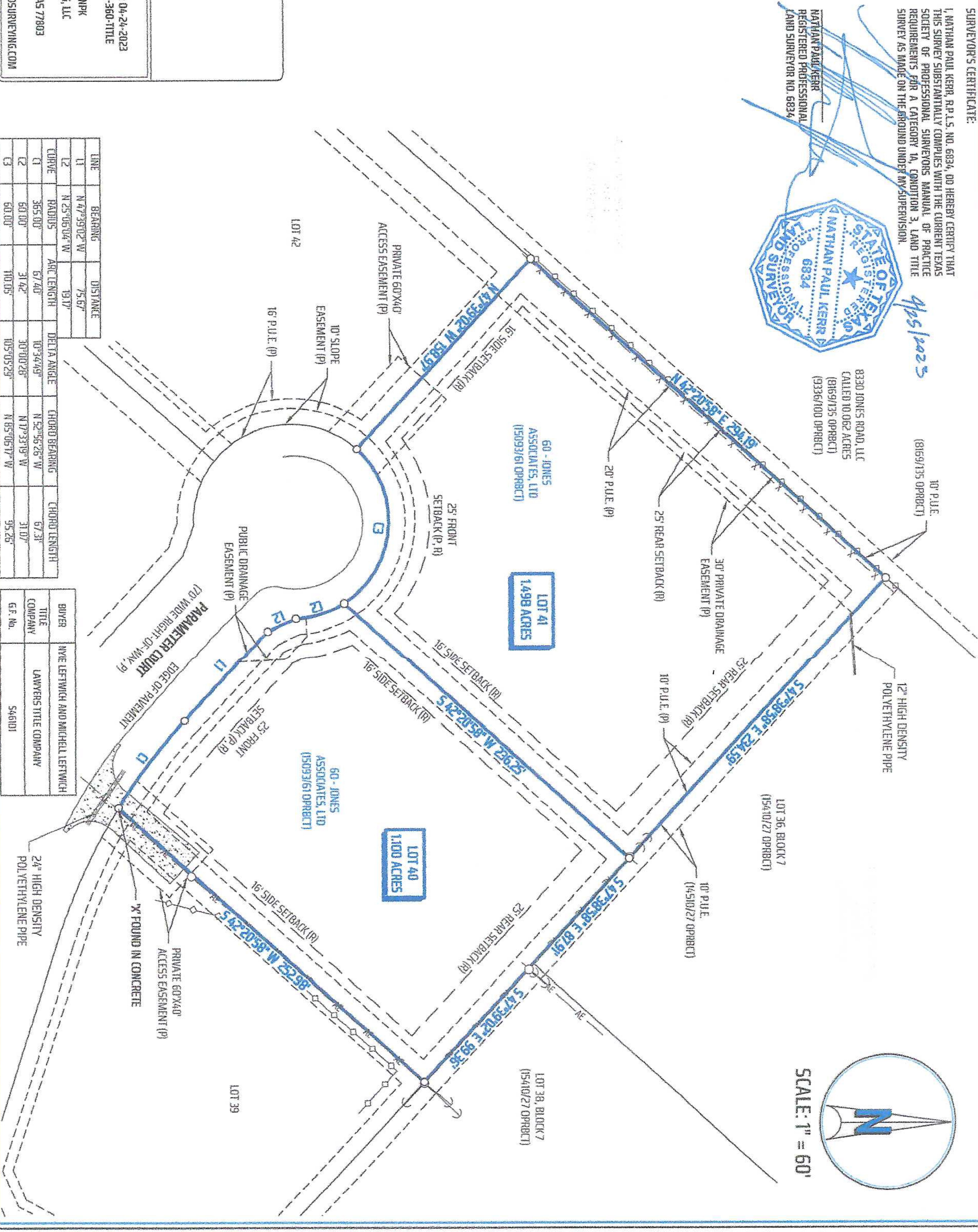
FLOOD PLAIN NOTES:
 THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADOWED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0285E, REVISED DATE: 05-16-2012.

LAND TITLE SURVEY
 OF
 LOTS 40 AND 41, BLOCK 7
 AGGRIE/LAND BUSINESS PARK, PHASE 3B
 VOLUME 15093, PAGE 61 OPRBCT
 J.H. JONES SURVEY, ABSTRACT 26
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

KERR SURVEYING
 "When one person stands to gain over another, the facts must be uncovered"
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM
 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
 PHONE: (979) 288-3195
 PREPARED BY: KERR SURVEYING, LLC
 TRP/ELS FIRM#10018500
 DRAWN BY: RCU CHECKED BY: NPK
 POINT FILE: 23-360-ALL
 JOB NUMBER: 23-360 | CAD NAME: 23-360-TITLE
 SURVEY DATE: 04-21-2023 | PLAT DATE: 04-24-2023
 SCALE: 1 INCH = 60 FEET

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 1A, CONDITION 3, LAND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

NATHAN PAUL KERR
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6834



LINE	BEARING	DISTANCE
L1	N 47°39'02" W	75.67'
L2	N 25°06'04" W	19.17'
CURVE		
	RADIUS	ARC LENGTH
C1	365.00'	67.40'
C2	60.00'	31.42'
C3	60.00'	110.05'

	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
	10°34'49"	N 52°56'26" W	67.31'
	30°00'28"	N 17°33'19" W	31.07'
	105°05'23"	N 85°06'17" W	95.26'

BUYER	TITLE COMPANY	SELLER	TITLE COMPANY
		BYE LEFTWICH AND MICHELL LEFTWICH	LAWYERS TITLE COMPANY
			G.F. No. 546101

