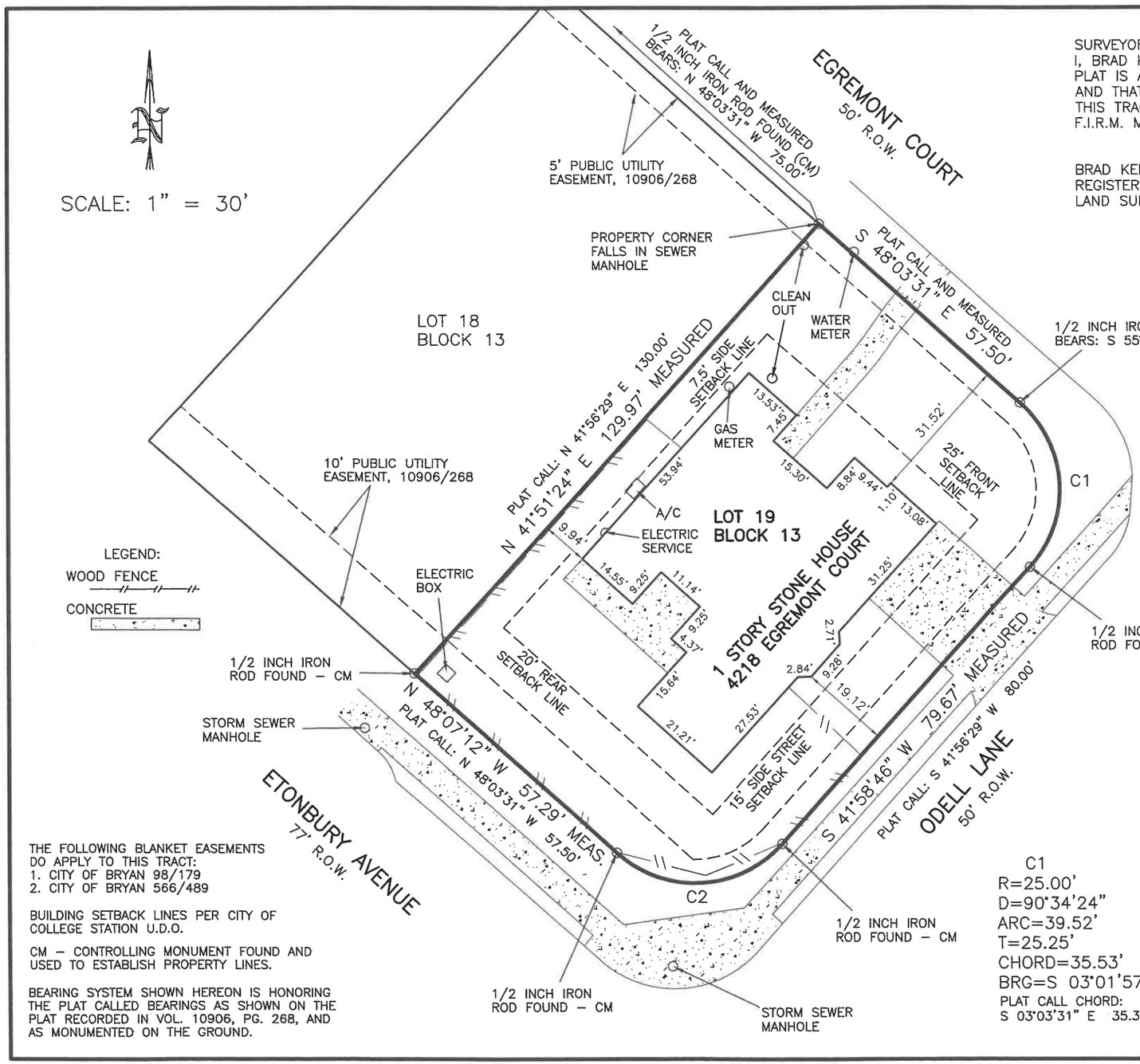
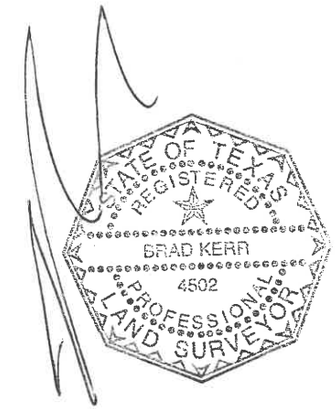
SCALE: 1" = 30'



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, COMMUNITY PANEL NO. 48041C0325E, REVISED DATE: 05–16–2012.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502



BUYER	JOHN P. GALLAGHER AND JOANNE M. GALLAGHER
TITLE COMPANY	LAWYERS TITLE COMPANY
G.F. No.	S35746

THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS TRACT:
1. CITY OF BRYAN 98/179
2. CITY OF BRYAN 566/489

BUILDING SETBACK LINES PER CITY OF COLLEGE STATION U.D.O.

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

BEARING SYSTEM SHOWN HEREON IS HONORING THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAT RECORDED IN VOL. 10906, PG. 268, AND AS MONUMENTED ON THE GROUND.

C1
R=25.00'
D=90°34'24"
ARC=39.52'
T=25.25'
CHORD=35.53'
BRG=S 03°01'57" E
PLAT CALL CHORD:
S 03°03'31" E 35.36'

C2
R=25.00'
D=90°25'33"
ARC=39.46'
T=25.19'
CHORD=35.49'
BRG=S 86°55'08" W
PLAT CALL CHORD:
S 86°56'29" W 35.36'

LAND TITLE SURVEY PLAT
OF
LOT 19, BLOCK 13
CASTLEGATE II SUBDIVISION, SECTION 201
VOLUME 10906, PAGE 268
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 06–26–14
PLAT DATE: 06–26–14
JOB NUMBER: 14–814
CAD NAME: 14–814
CR5 FILE: CASTLE200 (cont); 14–814 (job)

PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268–3195