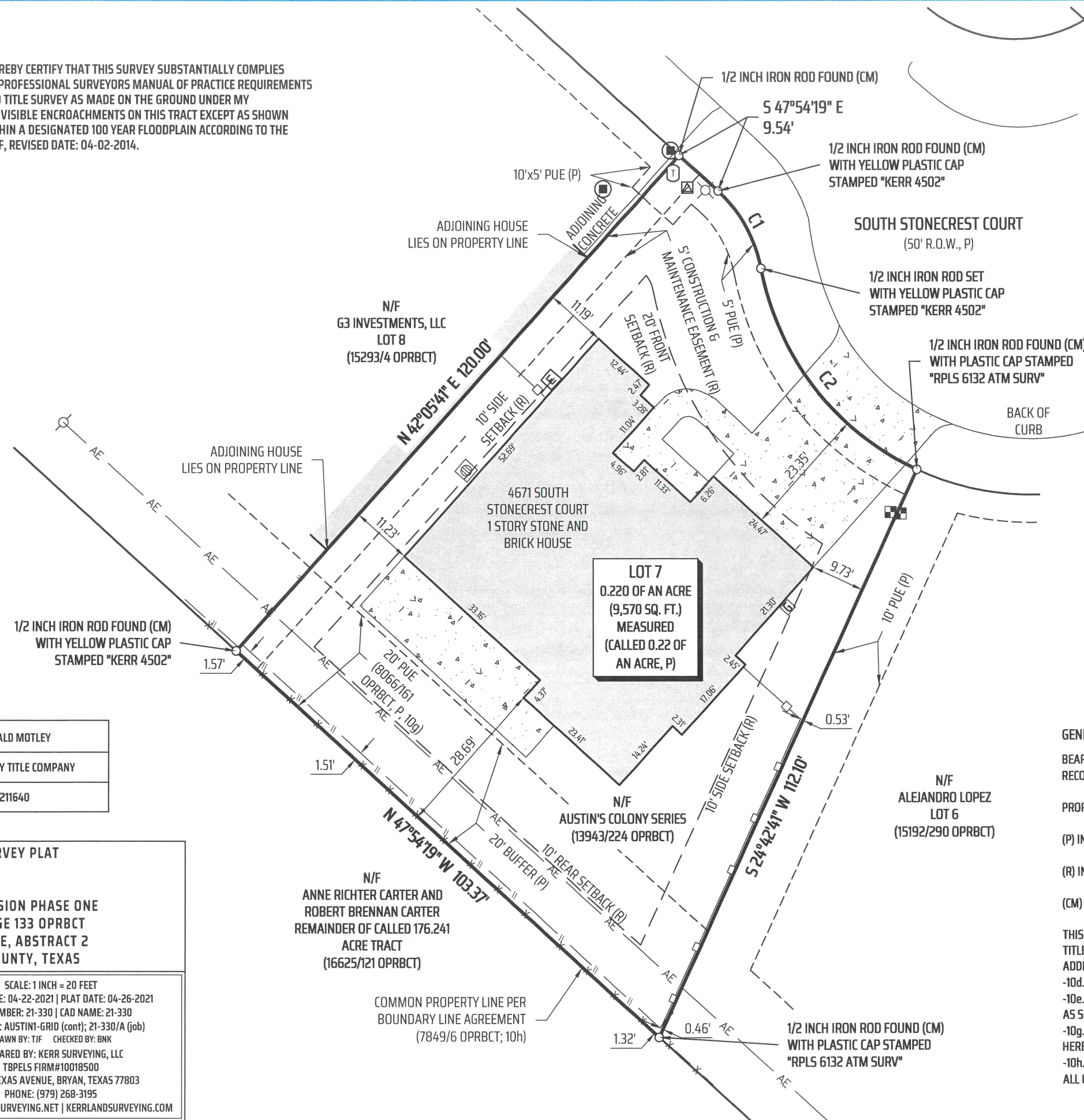


I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0220F, REVISED DATE: 04-02-2014.

BUYER	RONALD MOTLEY
TITLE COMPANY	UNIVERSITY TITLE COMPANY
G.F. No.	211640

KERR
SURVEYING

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 04-22-2021 | PLAT DATE: 04-26-2021
JOB NUMBER: 21-330 | CAD NAME: 21-330
POINT FILE: AUSTINI-GRID (cont); 21-330/A (job)
DRAWN BY: TJF CHECKED BY: BNK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM



C2
R=50.00'
D=54°38'00"
ARC=47.68'
TAN=25.83'
CHORD=45.89'
BRG=S 37°58'19" E



LEGEND:

DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS

ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

OPRBCT = PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

() = RECORD INFORMATION

PUE = PUBLIC UTILITY EASEMENT

- | | |
|---|---------------------|
|  | WATER METER |
|  | CLEAN OUT |
|  | UTILITY POLE |
|  | LIGHT POLE/STANDARD |
|  | A/C UNIT |
|  | GAS METER |
|  | ELECTRIC SERVICE |
|  | ELECTRIC BOX |
|  | TELEPHONE PEDESTAL |
- AERIAL ELECTRIC LINES** _____ AE _____
- WOOD FENCE** _____
- BARBED WIRE FENCE** _____
- _____ X _____ X _____
- WROUGHT IRON FENCE** _____
- _____  _____
- CONCRETE** _____

BEARING SYSTEM SHOWN HEREON IS HONORING THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAT
RECORDED IN VOL. 13398, PG.133 (OPRBC), AND AS MONUMENTED ON THE GROUND.

PROPERTY LINE DIMENSIONS SHOWN HEREON ARE PLAT CALL AND MEASURED, 13398/133 OPRBCT.

(P) INDICATES THE PLAT RECORDED IN VOLUME 13398, PAGE 133 (OPRBCT).

(R) INDICATES THE RESTRICTIONS RECORDED IN VOLUME 13401, PAGE 78 (OPRBCT).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY UNIVERSITY TITLE COMPANY, GF NO. 211640, EFFECTIVE DATE: 03-30-2021. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- 10d. EASEMENTS ON PLAT (13398/133 OPRBCT) DO APPLY TO THIS LOT AS SHOWN HEREON.
- 10e. EASEMENTS AND BUILDING LINES PER RESTRICTIONS (13401/78 OPRBCT) DO APPLY TO THIS LOT AS SHOWN HEREON.
- 10g. EASEMENT TO THE CITY OF BRYAN (8066/161 OPRBCT) DOES APPLY TO THIS LOT AS SHOWN HEREON.
- 10h. BOUNDARY LINE AGREEMENT (7849/6 OPRBCT) DOES APPLY TO THIS LOT AS SHOWN HEREON.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.