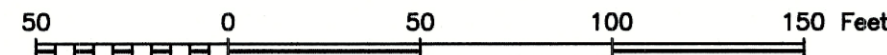


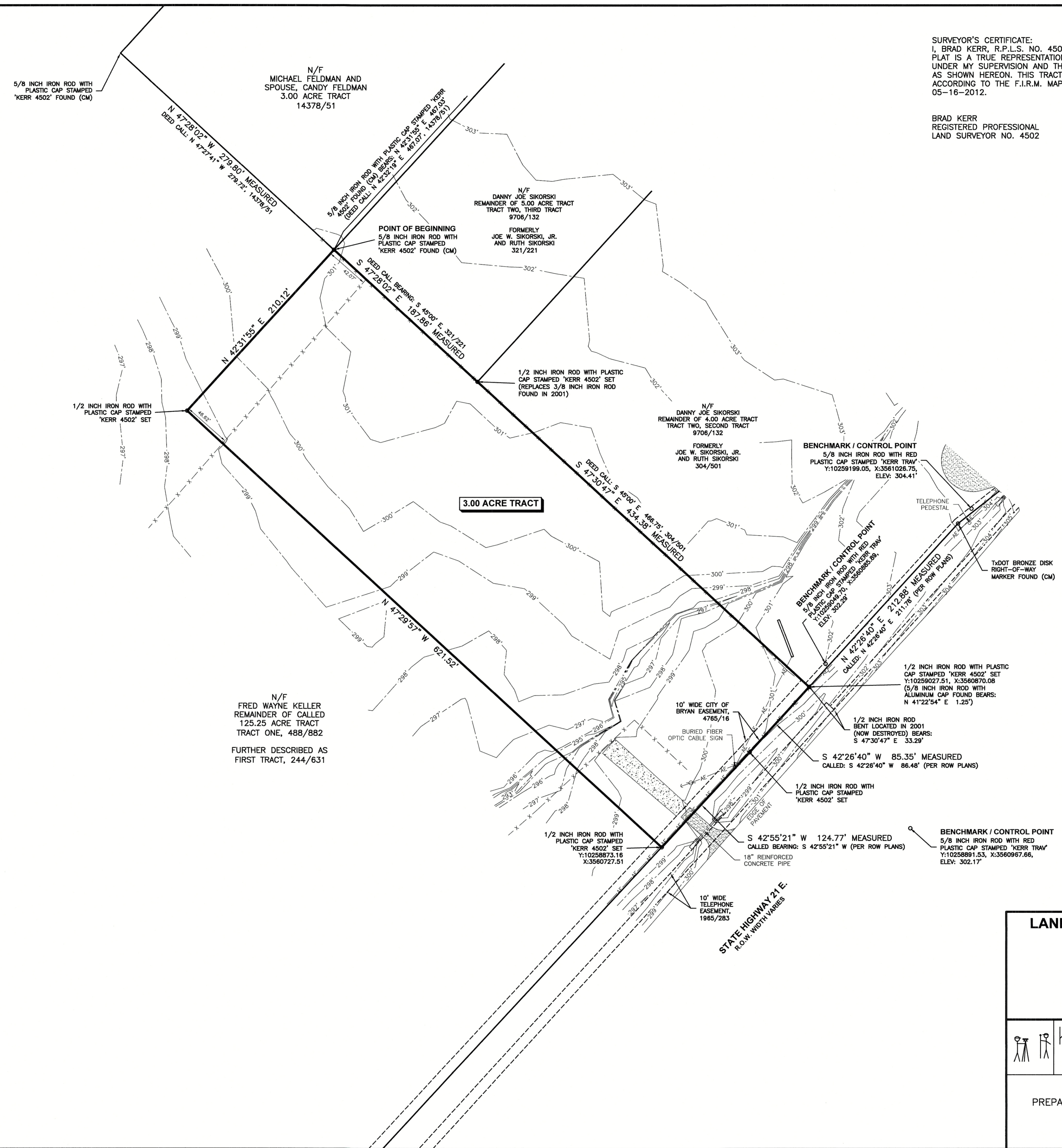


SCALE: 1" = 50'



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 II 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. 48041C0125E & 48041C0210E, REVISED DATE: 05-16-2012.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502



- LEGEND:
- UTILITY POLE
 - GUY WIRE ANCHOR
 - AERIAL ELECTRIC LINES
 - BARBED WIRE FENCE
 - GRAVEL
 - CONCRETE

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

DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001191347 (CALCULATED USING GEOID12B).

ELEVATION DATUM: NAVD 1988 BASED ON THE NGS OPUS SOLUTION REPORT OBTAINED 09-24-2019. GEOID18 USED TO COMPUTE ORTHOMETRIC HEIGHT.

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

SEE METES AND BOUNDS PREPARED SEPTEMBER 2019, FOR MORE DESCRIPTIVE INFORMATION.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY UNIVERSITY TITLE COMPANY, OF NO. 193207, EFFECTIVE DATE: 09-25-2019. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
- 10d: BLANKET EASEMENT TO CITY OF BRYAN, 98/45, DOES NOT APPLY TO THIS TRACT
- 10e: BLANKET EASEMENT TO CITY OF BRYAN, 98/46, DOES APPLY TO THIS TRACT
- 10f: BLANKET EASEMENT TO CITY OF BRYAN, 721/181, DOES APPLY TO THIS TRACT
- 10g: EASEMENT TO GTE SOUTHWEST, INC., 1965/283, DOES NOT CROSS THIS TRACT. THIS EASEMENT NOW LIES WITHIN THE RIGHT-OF-WAY OF STATE HIGHWAY 21 AS SHOWN HEREON.
- 10h: EASEMENT TO CITY OF BRYAN, 4765/16, DOES APPLY AS SHOWN HEREON.
- 10i: EASEMENT TO CITY OF BRYAN, 4765/22, DOES NOT CROSS THIS TRACT.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.



BUYER	GREEN SMITH
TITLE COMPANY	UNIVERSITY TITLE COMPANY
G.F. No.	193207

LAND TITLE & TOPOGRAPHICAL SURVEY PLAT
OF A
3.00 ACRE TRACT
MOSES A. FOSTER SURVEY, A-16
BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET
SURVEY DATE: 10-25-19
PLAT DATE: 10-30-19
JOB NUMBER: 19-570
CAD NAME: 19-570

POINT FILE: 19-496 (cont.) 19-570 (job)

PREPARED BY: KERR SURVEYING, LLC (TBPELS FIRM#10018500)
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BRAD@KERRSURVEYING.NET