

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

N/F  
 MICHAEL FELDMAN AND  
 SPOUSE, CANDY FELDMAN  
 3.00 ACRE TRACT  
 14378/51

N/F  
 DANNY JOE SIKORSKI  
 REMAINDER OF 5.00 ACRE TRACT  
 TRACT TWO, THIRD TRACT  
 9706132  
 FORMERLY  
 JOE W. SIKORSKI, JR.  
 AND RUTH SIKORSKI  
 321221

**6.698 ACRE TRACT**  
 (2.222 ACRES WITH THE WIXON  
 VALLEY CITY LIMITS)

N/F  
 DANNY JOE SIKORSKI  
 REMAINDER OF 4.00 ACRE TRACT  
 TRACT TWO, SECOND TRACT  
 9706132  
 FORMERLY  
 JOE W. SIKORSKI, JR.  
 AND RUTH SIKORSKI  
 304501

N/F  
 FRED WAYNE KELLER  
 REMAINDER OF CALLED  
 125.25 ACRE TRACT  
 TRACT ONE, 488/882

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 GEOD12B).

ELEVATION DATUM: NAVD 1988 BASED ON THE NGS OPUS SOLUTION REPORT OBTAINED 09-24-2019. GEOD18 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. 192710, EFFECTIVE DATE: 08-01-2019. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:  
 - 10d: BLANKET EASEMENT TO CITY OF BRYAN, 98/46, DOES APPLY TO THIS TRACT  
 - 10e: BLANKET EASEMENT TO WIXON WATER SUPPLY CORP., 310/74, DOES APPLY TO REMAINDER OF 1 ACRE PORTION OF THIS TRACT DESCRIBED IN DEED, 164/312  
 - 10f: EASEMENT TO GTE SOUTHWEST, INC., 1965/332, DOES NOT CROSS THIS TRACT. THIS EASEMENT NOW LIES WITHIN THE RIGHT-OF-WAY OF STATE HIGHWAY 21 AS SHOWN HEREON.  
 - 10g: EASEMENT TO CITY OF BRYAN, 4765/33, DOES APPLY AS SHOWN HEREON.  
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

**BUILDING DESCRIPTIONS**

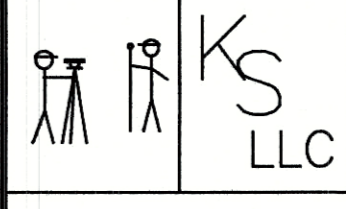
- 'A'  
1 STORY BRICK HOUSE  
9203 STATE HIGHWAY 21 E.
- 'B'  
1 STORY BRICK BUILDING  
9201 STATE HIGHWAY 21 E.

- LEGEND:**
- ⊙ BOLLARD
  - ⊙ SEPTIC TANK
  - ⊙ CLEAN OUT
  - ⊙ A/C UNIT
  - ⊙ UTILITY POLE
  - ⊙ GUY WIRE ANCHOR
  - ⊙ AERIAL ELECTRIC LINES
  - ⊙ BARBED WIRE FENCE
  - ⊙ CHAIN LINK FENCE
  - ⊙ GRAVEL
  - ⊙ CONCRETE



BUYER	GREEN SMITH
TITLE COMPANY	UNIVERSITY TITLE COMPANY
G.F. No.	192710

**LAND TITLE & TOPOGRAPHICAL SURVEY PLAT  
 OF A  
 6.698 ACRE TRACT  
 MOSES A. FOSTER SURVEY, A-16  
 WIXON VALLEY, BRAZOS COUNTY, TEXAS**



SCALE: 1 INCH = 50 FEET  
 SURVEY DATE: 09-23-19  
 PLAT DATE: 09-25-19  
 JOB NUMBER: 19-496  
 CAD NAME: 19-496  
 POINT FILE: 19-496

PREPARED BY: KERR SURVEYING, LLC (TBPLS FIRM#10018500)  
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