



SURVYOR'S CERTIFICATE
 I, BRAD KERR, A CIVIL ENGINEER, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE FOREGOING UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THE TRACT DOES NOT LIE WITHIN A DESIGNATED 100-YEAR FLOOD PLAIN ACCORDING TO THE FEDERAL MAPS COMMUNITY FLOOD HAZARD LOSS PREVENTION PLAN OF 1987.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4502

SCALE 1" = 20'

LOT 2
 BLOCK 16

LOT 1
 BLOCK 16

LOT 3
 BLOCK 16

- LEGEND:
- UTILITY POLE
 - AERIAL ELECTRIC LINES
 - WOOD FENCE
 - ▨ DECK
 - ▨ CONCRETE

BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE 4.08 AND PLATE 244.79 (P) OR AS CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.
 BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BUYER	SERRIN, JEFFREY WIND AND LAUREN, KATHLEEN WIND
TITLE COMPANY	UNIVERSITY TITLE COMPANY
OFF. NO.	52410

LAND TITLE SURVEY PLAT
 OF
 LOT 3, BLOCK 16
 PHILLIPS ADDITION
 VOLUME 744, PAGE 79
 BRYAN, BRAZOS COUNTY, TEXAS



SCALE 1" = 20 FEET
 SURVEY DATE: 06-08-09
 PLAT DATE: 06-09-09
 JOB NUMBER: 05-5574
 CAD NAME: 06-5314
 DSD FILE: 001030.D; 09-11-11 (10)
 PREPARED BY: BRAD KERR, SURVEYING, L.L.P.
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