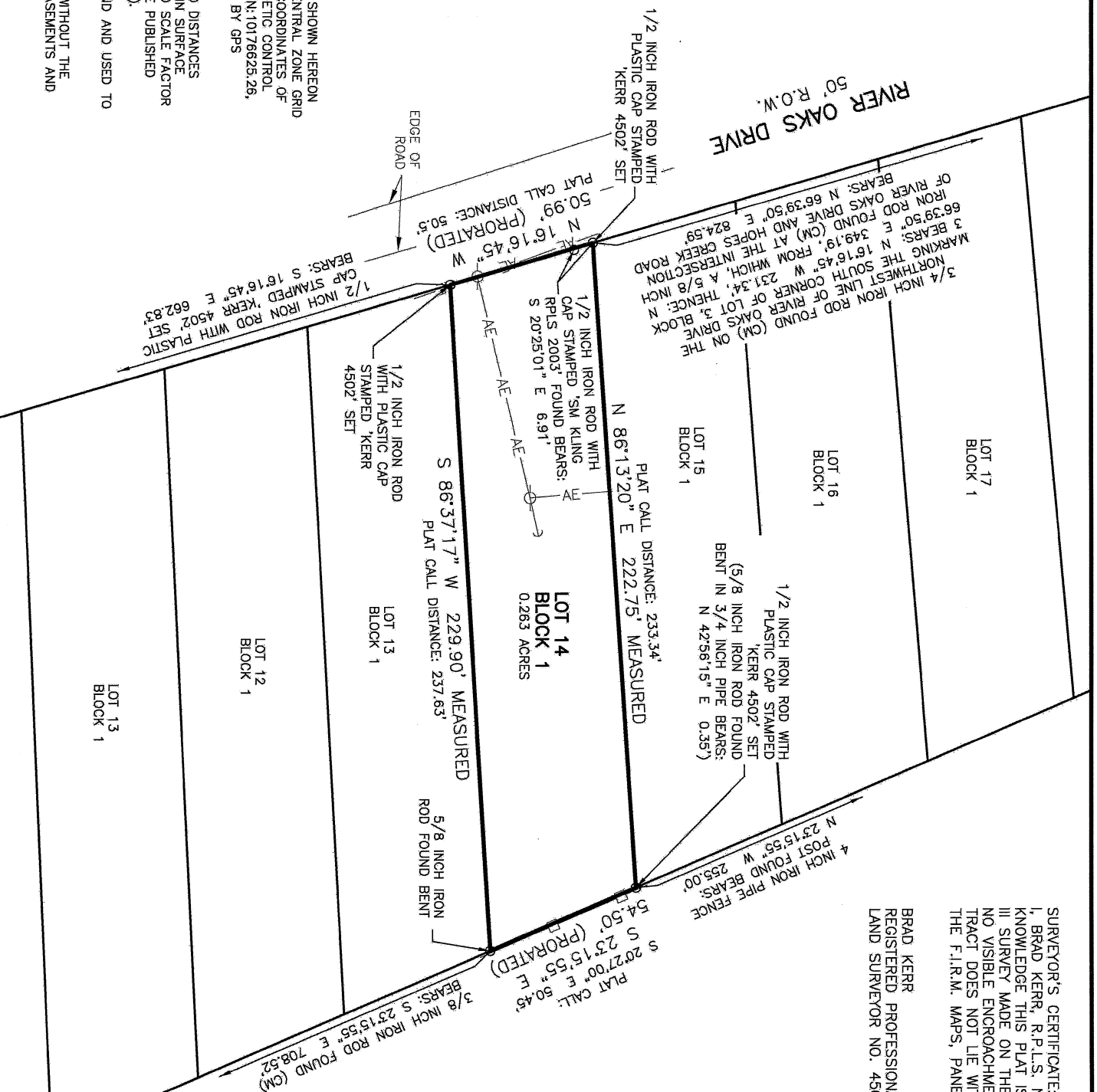




SCALE: 1" = 50'

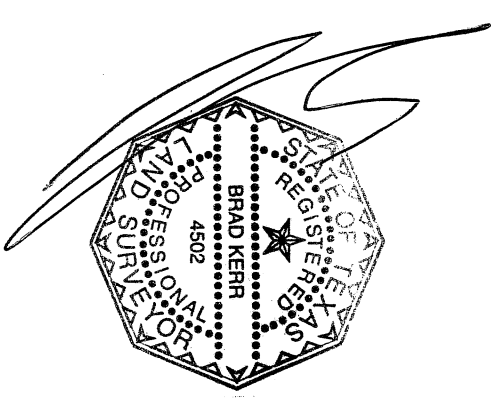
- LEGEND:
- GUY WIRE ANCHOR
 - AERIAL ELECTRIC LINES
 - AE — AE —
 - WIRE MESH FENCE

50' R.O.W.
RIVER OAKS DRIVE



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 1B, CONDITION III 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. 48041C0325E, REVISED DATE: 05-16-2012.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4502



COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION GEODETIC CONTROL STATION 14R00U5458079793 MON 3 (N:10176625.26, E:3551408.17) AND AS ESTABLISHED BY GPS OBSERVATION.

DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0000901281223 (BASED ON THE PUBLISHED COMBINED SCALE FACTOR OF MON 3).

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

THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.

LAND BOUNDARY SURVEY PLAT
 OF
 LOT 14, BLOCK 1
 NEELLEY'S RIVER OAKS FIRST INSTALLMENT
 VOLUME 292, PAGE 195
 BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET
 SURVEY DATE: 07-13-18
 PLAT DATE: 07-17-18
 JOB NUMBER: 18-387
 CAD NAME: 18-387
 GRS FILE: RIVEROAKS (cont); 18-387 (job)
 PREPARED BY: KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE: (979) 268-3195