



- LEGEND:
- A TRANSFORMER
 - WOOD FENCE
 - CHAIN LINK FENCE
 - CONCRETE

SCALE: 1" = 20'

C1
 R=49.99'
 D=41°24'44"
 ARC=36.13'
 T=18.90'
 CHORD=35.35'
 BRG=S 07°09'52" E
 PLAT CALL ARC: 36.14'

5/8 INCH IRON ROD FOUND - CM
 3.02'
 N 41°20'07" E 107.23' MEASURED
 N 41°20'07" E 107.22' MEASURED
 7.5' REAR SETBACK LINE
 N 59°44'30" W 73.92' MEASURED
 PLAT CALL: N 59°44'30" W 73.93'

LOT 4
 BLOCK 3
 MINIMUM FINISHED FLOOR ELEVATION PER PLAT: 508.20'

1/2 INCH IRON ROD FOUND - CM

LOT 3
 BLOCK 3

S 76°25'58" E 102.62' MEASURED
 PLAT CALL: S 76°25'58" E 102.57' MEASURED

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4502

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 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. 48041C0215F, REVISED DATE: 04-12-2014.

EVAN DRIVE
 50' R.O.W.

1/2 INCH IRON ROD FOUND - CM

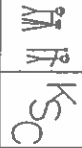
15' PUBLIC UTILITY EASEMENT, 13226/215

BUYER	MIRANDA BEAM AND CHANCE DRAE BEAM
TITLE COMPANY	UNIVERSITY TITLE COMPANY
G.F. No.	163281

LAND TITLE SURVEY PLAT

OF

LOT 4, BLOCK 3
 BRIAR MEADOWS CREEK SUBDIVISION PHASE FIVE
 VOLUME 13226, PAGE 215
 BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 20 FEET
 SURVEY DATE: 09-26-16
 PLAT DATE: 09-27-16
 JOB NUMBER: 16-762
 CAD NAME: 16-762

CRS FILE: MARIA-GTG (cont.), 16-307 & 16-762
 PREPARED BY: KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 288-3195

COORDINATES AND BEARINGS SHOWN HEREON ARE ON THE TEXAS STATE PLANE CENTRAL ZONE AND B3 (GRID NORTH) AS ESTABLISHED FROM GPS OBSERVATION OF THE CITY OF BRYAN CONTROL MONUMENT NO. 33.
 BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE. ADDITIONAL SETBACKS AND OTHER MATTERS MAY BE REQUIRED BY DEED RESTRICTIONS.
 CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.

LOT 5
 BLOCK 3

S 62°10'52" W 125.60' MEASURED
 PLAT CALL: S 62°10'52" W 125.63'

7.5' SIDE SETBACK LINE

1/2 INCH IRON ROD FOUND - CM

BLANKET EASEMENTS TO CITY OF BRYAN, 98/27 AND 602/37 DO APPLY TO THIS TRACT.
 BLANKET EASEMENTS TO LONE STAR GAS COMPANY, 71/390, NO LONGER APPLIES TO THIS TRACT AS PARTIALLY RELEASE AND DEFINED IN 9967/250.