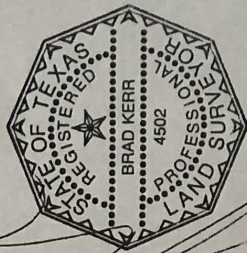


SURVEYOR'S CERTIFICATE:

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. 48041C0195E, REVISED DATE: 05-16-2012 & NO. 48041C0215F, REVISED DATE: 04-02-2014.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502



SCALE: 1" = 60'

- LEGEND:
- UTILITY POLE
 - GUY WIRE ANCHOR
 - AE — AERIAL ELECTRIC LINES
 - W — WOOD FENCE
 - CL — CHAIN LINK FENCE
 - GR — GRAVEL
 - CO — CONCRETE

L1

S 04°47'54" W 148.00' MEASURED
DEED CALL: S 10°00'00" W 148.00', 103/343

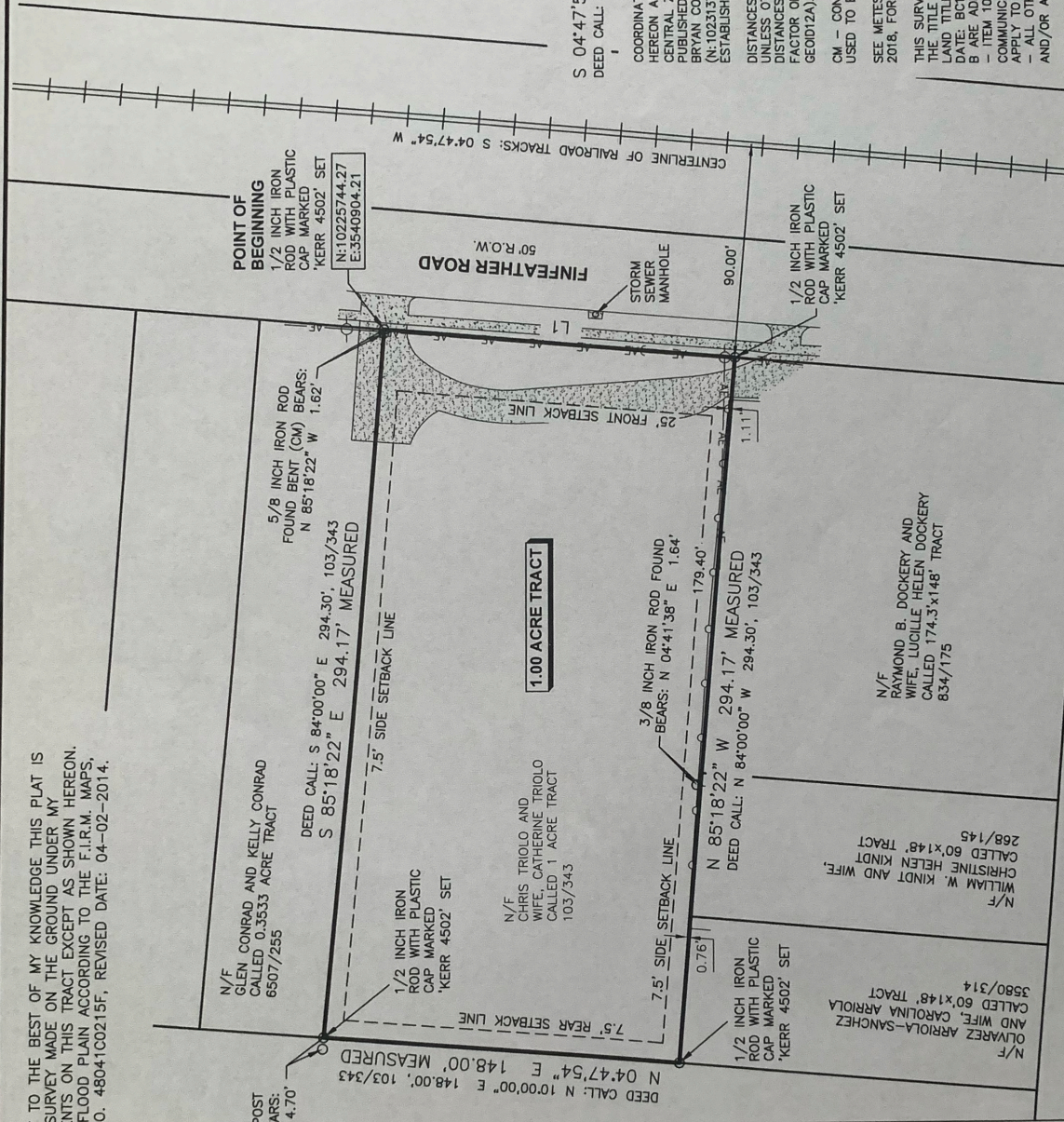
COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED CONTROL MONUMENT GPS-36 (N=10233375.303, E=3541888.795) AND AS ESTABLISHED BY GPS OBSERVATION.

DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00010125847 (CALCULATED USING GEOID12A).

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

SEE METES AND BOUNDS PREPARED MARCH 2018, FOR MORE DESCRIPTIVE INFORMATION.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY SOUTH LAND TITLE LLC, OF NO. BC1806944, EFFECTIVE DATE: BC1806944; ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
B - ITEM 10c: BLANKET EASEMENT TO OWEST COMMUNICATIONS CO., LLC, 12824/89, DOES APPLY TO THIS TRACT
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.



N/F GLEN CONRAD AND KELLY CONRAD
CALLED 0.3533 ACRE TRACT
6507/255
DEED CALL: S 84°00'00" E 294.30', 103/343
S 85°18'22" E 294.17' MEASURED

5/8 INCH IRON ROD FOUND BENT (CM) BEARS:
N 85°18'22" W 1.62'

POINT OF BEGINNING
1/2 INCH IRON ROD WITH PLASTIC CAP MARKED
'KERR 4502'. SET
N:10225744.27
E:3540904.21

50' R.O.W. FINFEATHER ROAD

STORM SEWER MANHOLE

90.00'

1/2 INCH IRON ROD WITH PLASTIC CAP MARKED
'KERR 4502'. SET

1.00 ACRE TRACT

25' FRONT SETBACK LINE

1.11'

3/8 INCH IRON ROD FOUND BEARS: N 04°41'38" E 1.64'

179.40'

N 85°18'22" W 294.17' MEASURED
DEED CALL: N 84°00'00" W 294.30', 103/343

7.5' SIDE SETBACK LINE

7.5' SIDE SETBACK LINE

7.5' REAR SETBACK LINE

0.764'

1/2 INCH IRON ROD WITH PLASTIC CAP MARKED
'KERR 4502'. SET

N/F CHRISTY TRIOLO AND WIFE, CATHERINE TRIOLO
CALLED 1 ACRE TRACT
103/343

N/F RAYMOND B. DOCKERY AND WIFE, LUCILLE HELEN DOCKERY
CALLED 174.3x148' TRACT
834/175

N/F WILLIAM W. KINDT AND WIFE,
CHRISTINE HELEN KINDT
CALLED 60x148' TRACT
268/145

N/F OLIVAREZ ARIOLA-SANCHEZ AND WIFE, CAROLINA ARIOLA
CALLED 60x148' TRACT
3580/314

N 04°47'54" E 148.00' MEASURED
DEED CALL: N 10°00'00" E 148.00', 103/343

6 INCH FENCE POST FOUND (CM) BEARS:
N 85°18'22" W 4.70'

N/F OLIVAREZ ARIOLA-SANCHEZ AND WIFE, CAROLINA ARIOLA LOPEZ
EAST 1/2 OF LOT 1, COULTER'S SUBDIVISION OF LOBELLO TRACT
2232/106

BUYER	R&O DEVELOPMENT, LLC
TITLE COMPANY	SOUTH LAND TITLE
G.F. No.	BC1806944

LAND TITLE SURVEY PLAT
OF A
1.00 ACRE TRACT
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 60 FEET
SURVEY DATE: 03-21-18
PLAT DATE: 03-22-18
JOB NUMBER: 18-148
CAD NAME: 18-148
CRS FILE: BOT-GTG (cont); 18-148 (job)
PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE: (979) 268-3195