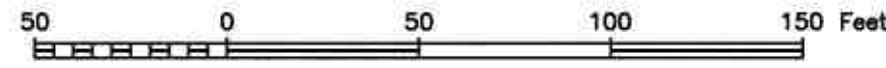


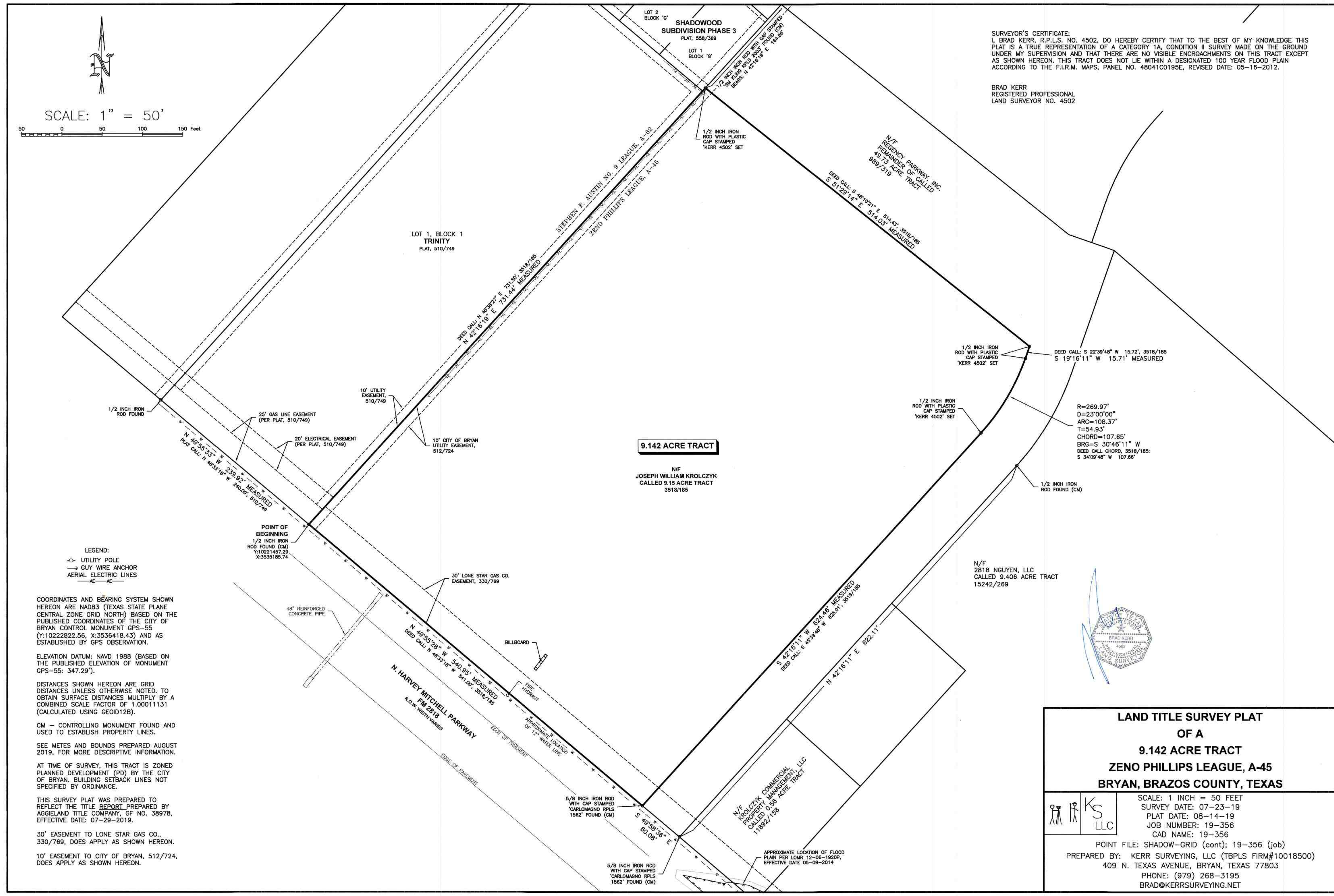


SCALE: 1" = 50'



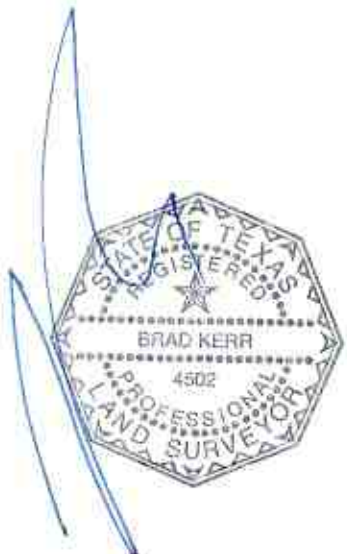
SURVEYOR'S CERTIFICATE:
I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT IS A TRUE REPRESENTATION OF A CATEGORY 1A, CONDITION II SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. 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.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502



9.142 ACRE TRACT

N/F
JOSEPH WILLIAM KROLCZYK
CALLED 9.15 ACRE TRACT
3518/185



LEGEND:
○ UTILITY POLE
→ GUY WIRE ANCHOR
— AE — AERIAL ELECTRIC LINES

COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-55 (Y:10222822.56, X:3536418.43) AND AS ESTABLISHED BY GPS OBSERVATION.

ELEVATION DATUM: NAVD 1988 (BASED ON THE PUBLISHED ELEVATION OF MONUMENT GPS-55: 347.29').

DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011131 (CALCULATED USING GEOID12B).

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

SEE METES AND BOUNDS PREPARED AUGUST 2019, FOR MORE DESCRIPTIVE INFORMATION.

AT TIME OF SURVEY, THIS TRACT IS ZONED PLANNED DEVELOPMENT (PD) BY THE CITY OF BRYAN. BUILDING SETBACK LINES NOT SPECIFIED BY ORDINANCE.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT PREPARED BY AGGIELAND TITLE COMPANY, GP NO. 38978, EFFECTIVE DATE: 07-29-2019.

30' EASEMENT TO LONE STAR GAS CO., 330/769, DOES APPLY AS SHOWN HEREON.

10' EASEMENT TO CITY OF BRYAN, 512/724, DOES APPLY AS SHOWN HEREON.

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

SCALE: 1 INCH = 50 FEET
SURVEY DATE: 07-23-19
PLAT DATE: 08-14-19
JOB NUMBER: 19-356
CAD NAME: 19-356

POINT FILE: SHADOW-GRID (cont); 19-356 (job)

PREPARED BY: KERR SURVEYING, LLC (TBPLS FIRM#10018500)
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
BRAD@KERRSURVEYING.NET

**METES AND BOUNDS DESCRIPTION
OF A
9.142 ACRE TRACT
ZENO PHILLIPS LEAGUE, A-45
BRYAN, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 9.15 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO JOSEPH WILLIAM KROLCZYK RECORDED IN VOLUME 3518, PAGE 185 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD FOUND (Y:10221457.29, X:3535185.74) ON THE NORTHEAST LINE OF N. HARVEY MITCHELL PARKWAY - FM 2818 (R.O.W. WIDTH VARIES) AND THE COMMON LINE OF THE ZENO PHILLIPS LEAGUE AND THE STEPHEN F. AUSTIN NO. 9 LEAGUE, A-62., SAID IRON ROD FOUND MARKING THE WEST CORNER OF SAID 9.15 ACRE TRACT AND THE SOUTH CORNER OF LOT 1, BLOCK 1, TRINITY AS SHOWN ON THE PLAT RECORDED IN VOLUME 510, PAGE 749 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-55 (Y:10222822.560, X:3536418.425) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011131 (CALCULATED USING GEOID12B);

THENCE: N 42° 16' 19" E ALONG THE NORTHWEST LINE OF SAID 9.15 ACRE TRACT AND THE NORTHWEST LINE OF THE ZENO PHILLIPS LEAGUE FOR A DISTANCE OF 731.44 FEET (DEED CALL: N 45° 38' 27" E – 731.50 FEET, 3518/185) TO A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET ON THE SOUTHEAST LINE OF LOT 1, BLOCK 'G', SHADOWOOD SUBDIVISION PHASE 3 AS SHOWN ON THE PLAT RECORDED IN VOLUME 558, PAGE 369 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD SET MARKING THE NORTH CORNER OF SAID 9.15 ACRE TRACT AND THE NORTHWEST CORNER OF THE REMAINDER OF A CALLED 49.73 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO REGENCY PARKWAY, INC. RECORDED IN VOLUME 989, PAGE 319 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A ½ INCH IRON ROD WITH CAP STAMPED 'SM KLING RPLS 2003' FOUND BEARS: N 42° 16' 19" E FOR A DISTANCE OF 164.86 FEET;

THENCE: S 51° 29' 14" E ALONG THE NORTHEAST LINE OF SAID 9.15 ACRE TRACT FOR A DISTANCE OF 514.03 FEET (DEED CALL: S 48° 10' 21" E – 514.43 FEET, 3518/185) TO A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET MARKING THE EAST CORNER OF SAID 9.15 ACRE TRACT;

THENCE: ALONG THE SOUTHEAST LINE OF SAID 9.15 ACRE TRACT FOR THE FOLLOWING CALLS:

S 19° 16' 11" W FOR A DISTANCE OF 15.71 FEET (DEED CALL: S 22° 39' 48" W – 15.72 FEET, 3518/185) TO A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET

MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 269.97 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 00' 00" FOR AN ARC DISTANCE OF 108.37 FEET (CHORD BEARS: S 30° 46' 11" W – 107.65 FEET) TO A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET MARKING THE END POINT OF SAID CURVE;

S 42° 16' 11" W FOR A DISTANCE OF 624.46 FEET (DEED CALL: S 45° 39' 48" W – 625.01 FEET, 3518/185) TO A 5/8 INCH IRON ROD WITH CAP STAMPED 'CARLOMAGNO RPLS 1562' FOUND ON THE NORTHEAST LINE OF FM 2818 MARKING THE SOUTH CORNER OF SAID 9.15 ACRE TRACT. FOR REFERENCE, ANOTHER 5/8 INCH IRON ROD WITH CAP STAMPED 'CARLOMAGNO RPLS 1562' FOUND MARKING THE SOUTH CORNER OF SAID REMAINDER OF 49.73 ACRE TRACT AND THE WEST CORNER OF A CALLED 0.56 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO KROLCZYK COMMERCIAL PROPERTY MANAGEMENT, LLC RECORDED IN VOLUME 11892, PAGE 158 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS BEARS: S 49° 58' 36" E FOR A DISTANCE OF 60.08 FEET, FROM WHICH, A ½ INCH IRON ROD FOUND ON THE NORTHWEST LINE OF A CALLED 9.406 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO 2818 NGUYEN, LLC RECORDED IN VOLUME 15242, PAGE 269 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS BEARS: N 42° 16' 11" E FOR A DISTANCE OF 622.11 FEET;

THENCE: N 49° 55' 28" W ALONG THE NORTHEAST LINE OF FM 2818 FOR A DISTANCE OF 540.95 FEET (DEED CALL: N 46° 33' 18" W – 541.00 FEET, 3518/185) TO THE **POINT OF BEGINNING** CONTAINING **9.142 ACRES OF LAND**, MORE OR LESS, AS SURVEYED ON THE GROUND JULY 2019. SEE PLAT PREPARED AUGUST 2019, FOR MORE DESCRIPTIVE INFORMATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

\\JOBS\19-356\19-356.docx

