

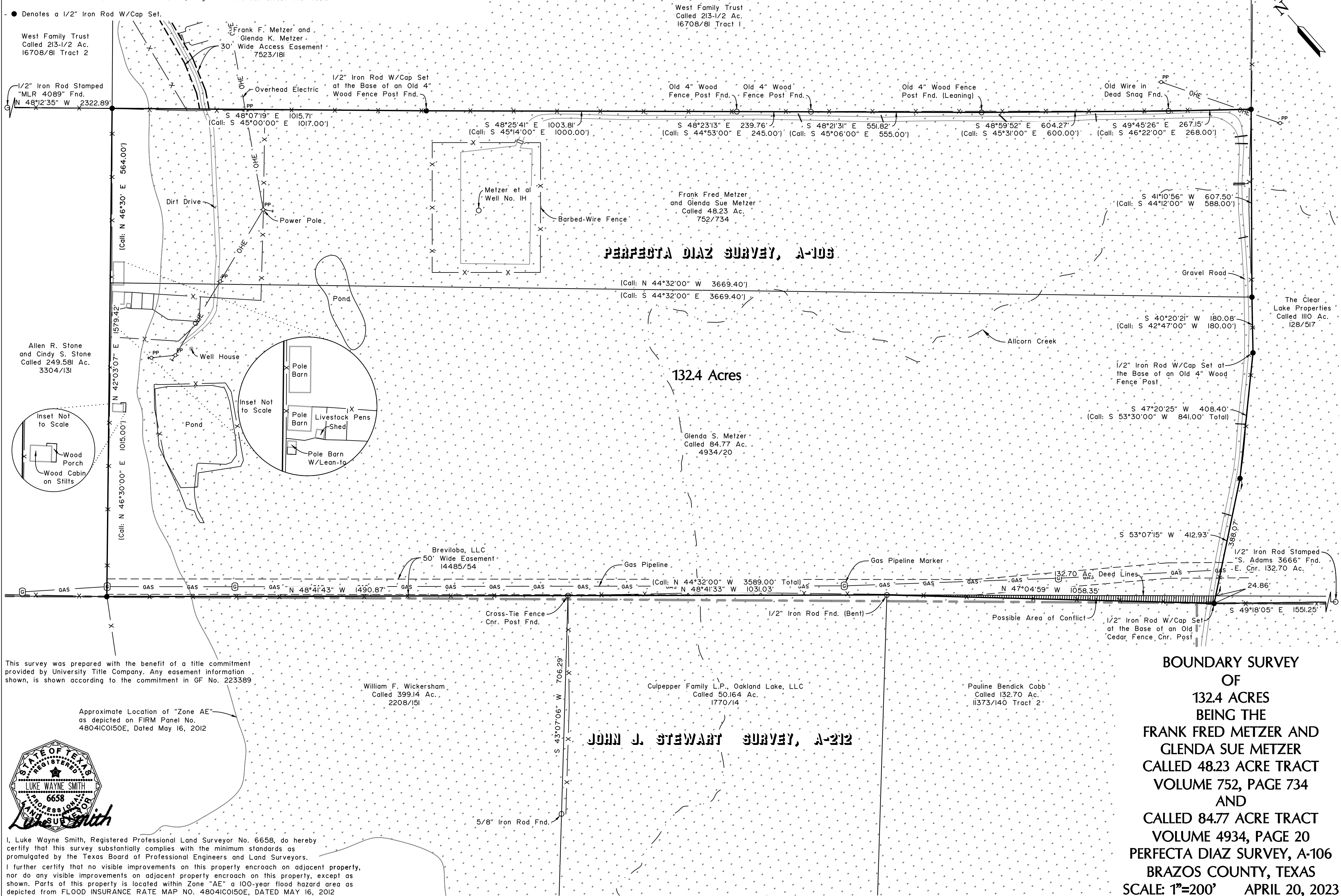
GENERAL NOTES:

- Bearing Orientation is based upon rotating the northeast line of the 48.23 acre tract to grid north, NAD83, Texas State Plane, Central Zone, as derived by GPS observations.
- All existing easements and/or utilities may not be shown on this plat.
- The easement to The City of Bryan in Volume 810, Page 127 does affect this tract, although it's exact location is unknown.
- The easement to Frank F. Metzger, et ux in Volume 7523, Page 181 does affect this tract and is shown.
- The easement to Breviloba, LLC in Volume 14485, Page 54 does affect this tract and is shown.
- The easement to Larry H. West, et al in Volume 5906, Page 109 does not affect this tract.
- The easement to Jack Stone in Volume 5997, Page 87 does not affect this tract.
- ● Denotes a 1/2" Iron Rod W/Cap Set.

LUKE WAYNE SMITH, RPLS
LUKE@LUKESMITHSURVEYING.COM
TBPELS FIRM NO. (S) 10194693



1115 HARLESS LANE
HEARNE, TX 77859
PHONE: (903) 388-8263



This survey was prepared with the benefit of a title commitment provided by University Title Company. Any easement information shown, is shown according to the commitment in GF No. 223389

Approximate Location of "Zone AE" as depicted on FIRM Panel No. 4804IC0150E, Dated May 16, 2012



I, Luke Wayne Smith, Registered Professional Land Surveyor No. 6658, do hereby certify that this survey substantially complies with the minimum standards as promulgated by the Texas Board of Professional Engineers and Land Surveyors. I further certify that no visible improvements on this property encroach on adjacent property, nor do any visible improvements on adjacent property encroach on this property, except as shown. Parts of this property is located within Zone "AE" a 100-year flood hazard area as depicted from FLOOD INSURANCE RATE MAP NO. 4804IC0150E, DATED MAY 16, 2012

**BOUNDARY SURVEY
OF
132.4 ACRES
BEING THE
FRANK FRED METZER AND
GLENDA SUE METZER
CALLED 48.23 ACRE TRACT
VOLUME 752, PAGE 734
AND
CALLED 84.77 ACRE TRACT
VOLUME 4934, PAGE 20
PERFECTA DIAZ SURVEY, A-106
BRAZOS COUNTY, TEXAS
SCALE: 1"=200' APRIL 20, 2023**