



SCALE: 1" = 100'

N/F  
BILL E. NOLAN  
CALLED 10.250 ACRES  
14415/153 O.P.R.B.C.T.

N/F  
MICHAEL E. PHILLIPS  
CALLED 1.00 ACRE  
11378/103 O.P.R.B.C.T.

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 (STANDARD LAND SURVEY), CONDITION III SURVEY ACCORDING TO THE TSPS MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS AS 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. 48041C0250E, REVISED DATE: 05-16-2012.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4502



N/F  
MICHAEL E. PHILLIPS  
CALLED 9.000 ACRES  
11378/103 O.P.R.B.C.T.

N/F  
JAMES HALL  
PORTION OF CALLED  
10.249 ACRES  
(3.0360 ACRES  
MEASURED)  
7873/236  
O.P.R.B.C.T.

N/F  
ERIC D.  
BRIGMAN  
CALLED  
10.249 ACRES  
13513/272  
O.P.R.B.C.T.

1/2 INCH IRON ROD  
FOUND BENT (CM) AT THE  
INTERSECTION OF EASEMENT  
& 10.249 ACRES  
(13513/272 O.P.R.B.C.T.)  
BEARS: S 41°59'59" W  
541.86' MEAS. (DEED CALL:  
S 44°25'10" W 541.92',  
13513/272 O.P.R.B.C.T.)  
FROM WHICH A 1/2 INCH  
IRON ROD FOUND (CM) AT  
CORNER OF EASEMENT  
BEARS:  
S 41°59'59" W 370.61'

N/F  
JAMES HALL  
PORTION OF CALLED  
10.249 ACRES  
(2.0677 ACRES MEASURED)  
7873/236 O.P.R.B.C.T.

40' ACCESS EASEMENT  
(7873/236 O.P.R.B.C.T.)  
KNOWN AS  
"WANNABE ROAD"

5/8 INCH IRON ROD FOUND (CM) WITH  
PLASTIC CAP STAMPED "RPLS 2972"

GRAVEL DRIVE

5.1423 ACRES  
MEASURED

N/F  
JAMES HALL  
PORTION OF CALLED  
10.249 ACRES  
7873/236 O.P.R.B.C.T.

(EARLIER DESCRIBED  
IN 387/609 D.R.B.C.T.)

1/2 INCH IRON  
ROD FOUND (CM)

S 41°44'53" W  
161.13' MEAS.

N/F  
LYMAN S. REED  
CALLED 25.5 ACRES  
1526/349 O.P.R.B.C.T.

CALLED TO BE LOT 10,  
PARTITION DEED 94/273  
D.R.B.C.T.

POINT OF BEGINNING  
1/2 INCH IRON ROD FOUND (CM)

N/F  
MARY CHRISTINE REDDICK AND  
RONNIE WAYNE WALLETT  
CALLED 10.249 ACRES  
14089/70 O.P.R.B.C.T.

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011202374665 (CALCULATED USING GEOID12B).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

(D) INDICATES THE DEED RECORDED IN VOLUME 387, PAGE 609 (D.R.B.C.T.).

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

THIS SURVEY REFLECTS THE BOUNDARY OF THE PROPERTY ONLY. ADDITIONAL IMPROVEMENTS MAY EXIST AND WERE NOT LOCATED AT THE TIME OF THIS SURVEY.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

LEGEND:

(D.R.B.C.T.) = DEED RECORDS  
OF BRAZOS COUNTY, TEXAS

(O.P.R.B.C.T.) = OFFICIAL  
PUBLIC RECORDS OF BRAZOS  
COUNTY, TEXAS

123/456 = VOLUME AND  
PAGE FROM PUBLIC COUNTY  
RECORDS

N/F = NOW OR FORMERLY

● 1/2 INCH IRON ROD SET  
WITH YELLOW PLASTIC CAP  
STAMPED "KERR 4502"

BARBED WIRE FENCE

CHAIN LINK FENCE

LAND BOUNDARY SURVEY PLAT  
OF

5.1423 ACRE TRACT  
OUT OF A CALLED 10.249 ACRE TRACT  
VOLUME 7873, PAGE 236 O.P.R.B.C.T.  
G. POWELL SURVEY, ABSTRACT 192  
BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 100 FEET  
SURVEY DATE: 02-02-2021  
PLAT DATE: 02-03-2021  
JOB NUMBER: 21-023  
CAD NAME: 21-023

POINT FILE: 19-218 (cont); 21-023 (job)

PREPARED BY: KERR SURVEYING, LLC (TBPELS FIRM#10018500)

409 N. TEXAS AVENUE, BRYAN, TEXAS 77803

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DRAWN BY: TJF CHECKED BY: BNK