

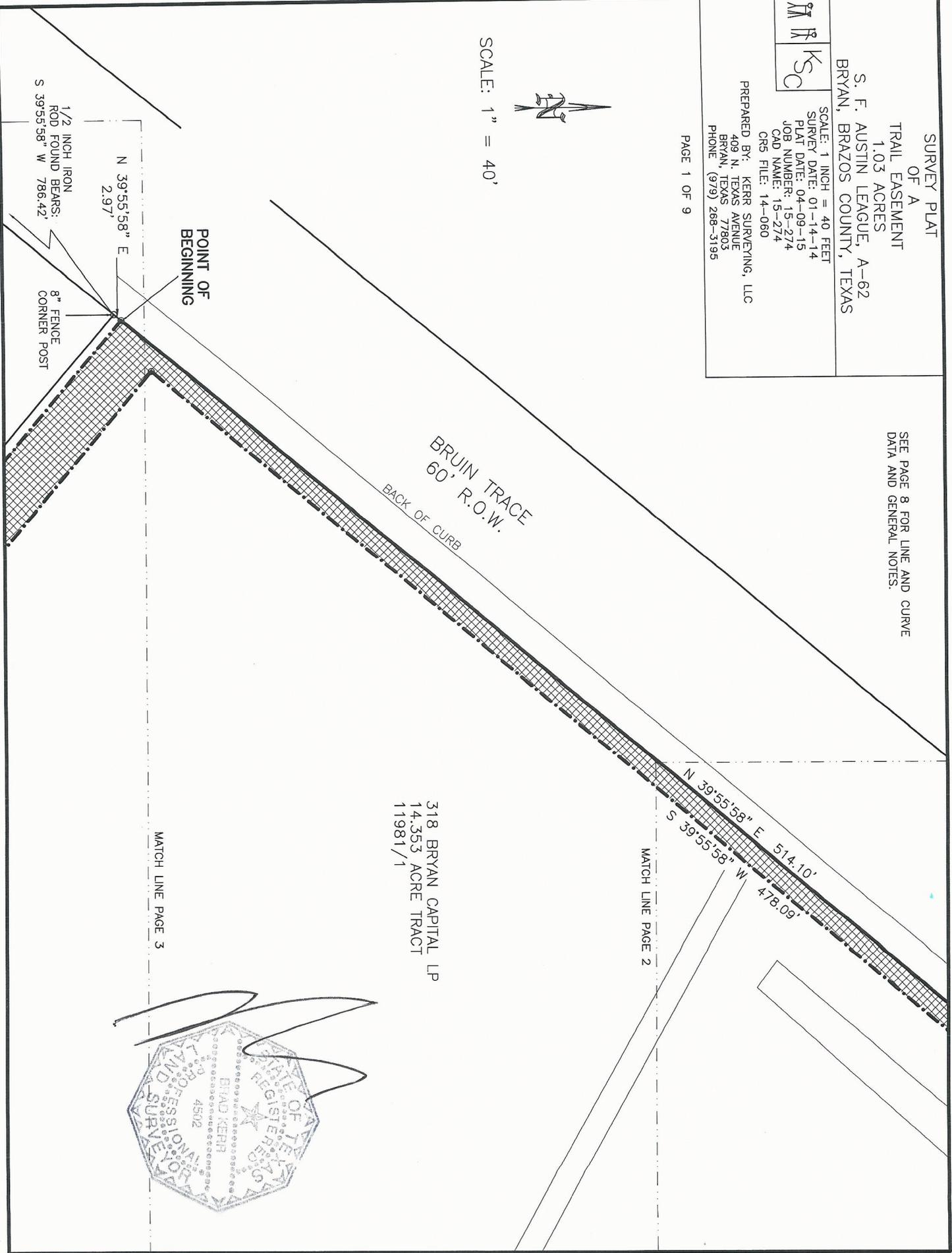
SURVEY PLAT
OF A
TRAIL EASEMENT
1.03 ACRES
S. F. AUSTIN LEAGUE, A-62
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET
 SURVEY DATE: 01-14-14
 PLAT DATE: 04-09-15
 JOB NUMBER: 15-274
 CAD NAME: 15-274
 CR5 FILE: 14-060
 PREPARED BY: KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195

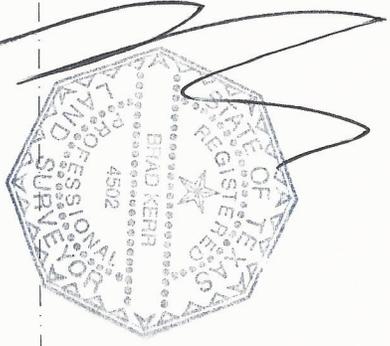
SEE PAGE 8 FOR LINE AND CURVE
 DATA AND GENERAL NOTES.

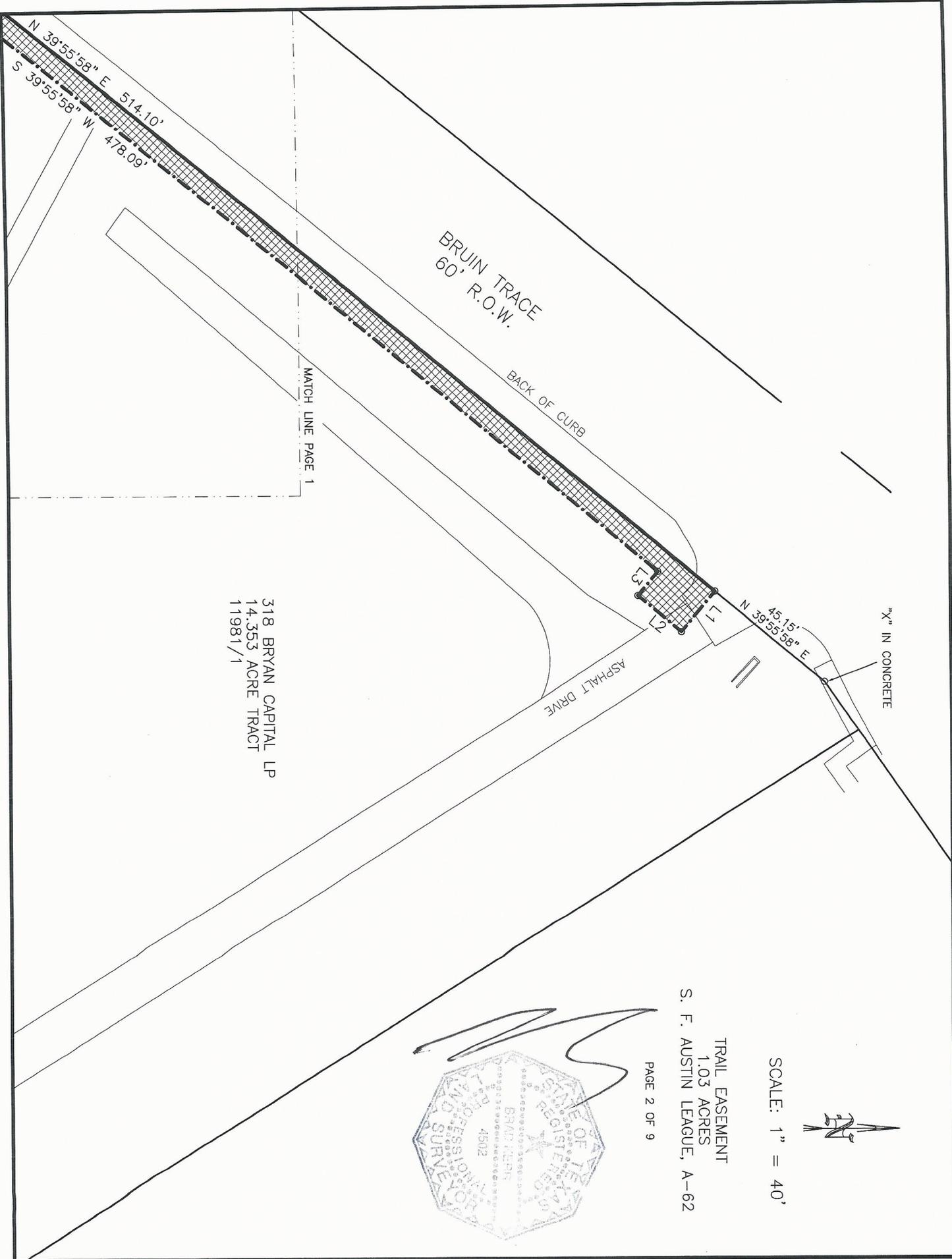


SCALE: 1" = 40'



318 BRYAN CAPITAL LP
 14.353 ACRE TRACT
 11981/1

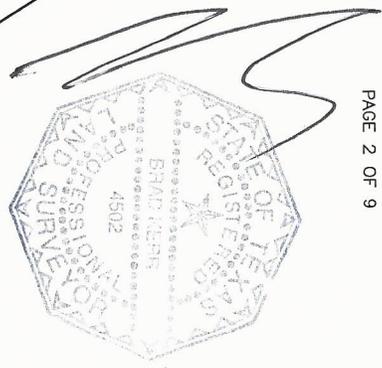




318 BRYAN CAPITAL LP
 14.353 ACRE TRACT
 11981/1

TRAIL EASEMENT
 1.03 ACRES
 S. F. AUSTIN LEAGUE, A-62

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SCALE: 1" = 40'



N 39°55'58" E
2.97'

1/2 INCH IRON
ROD FOUND BEARS:
58" W 786.42'

8" FENCE
CORNER POST

N/F
RAY WILLIE MCDADDE
REM. 25.2 ACRE TRACT
3882/258

1/2 INCH IRON ROD FOUND BEARS:
S 49°55'30" E 906.90'

318 BRYAN CAPITAL LP
14.353 ACRE TRACT
11981/1

MATCH LINE PAGE 1

S 50°10'36" E 447.80'

N 50°10'36" E
W 613.48'

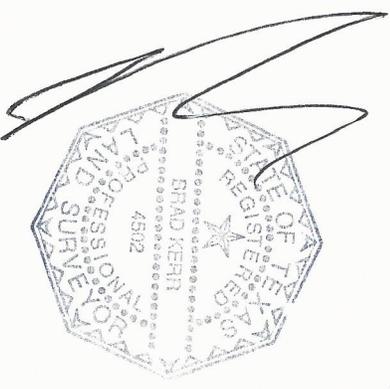
MATCH LINE PAGE 4



SCALE: 1" = 40'

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TRAIL EASEMENT
1.03 ACRES
S. F. AUSTIN LEAGUE, A-62





SCALE: 1" = 40'

TRAIL EASEMENT
1.03 ACRES
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MATCH LINE PAGE 3

MATCH LINE PAGE 6

318 BRYAN CAPITAL LP
14.353 ACRE TRACT
11981/1

N 40°04'30" E 185.82'
S 40°04'30" W 185.74'

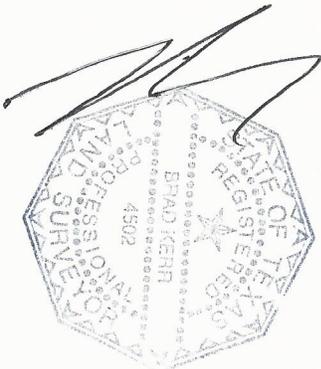
"A"

"B"

S 50°10'36" E 202.70'

S 51°24'08" E

MATCH LINE PAGE 5



318 BRYAN CAPITAL LP
14.353 ACRE TRACT
11981/1

TRAIL EASEMENT
1.03 ACRES
S. F. AUSTIN LEAGUE, A-62

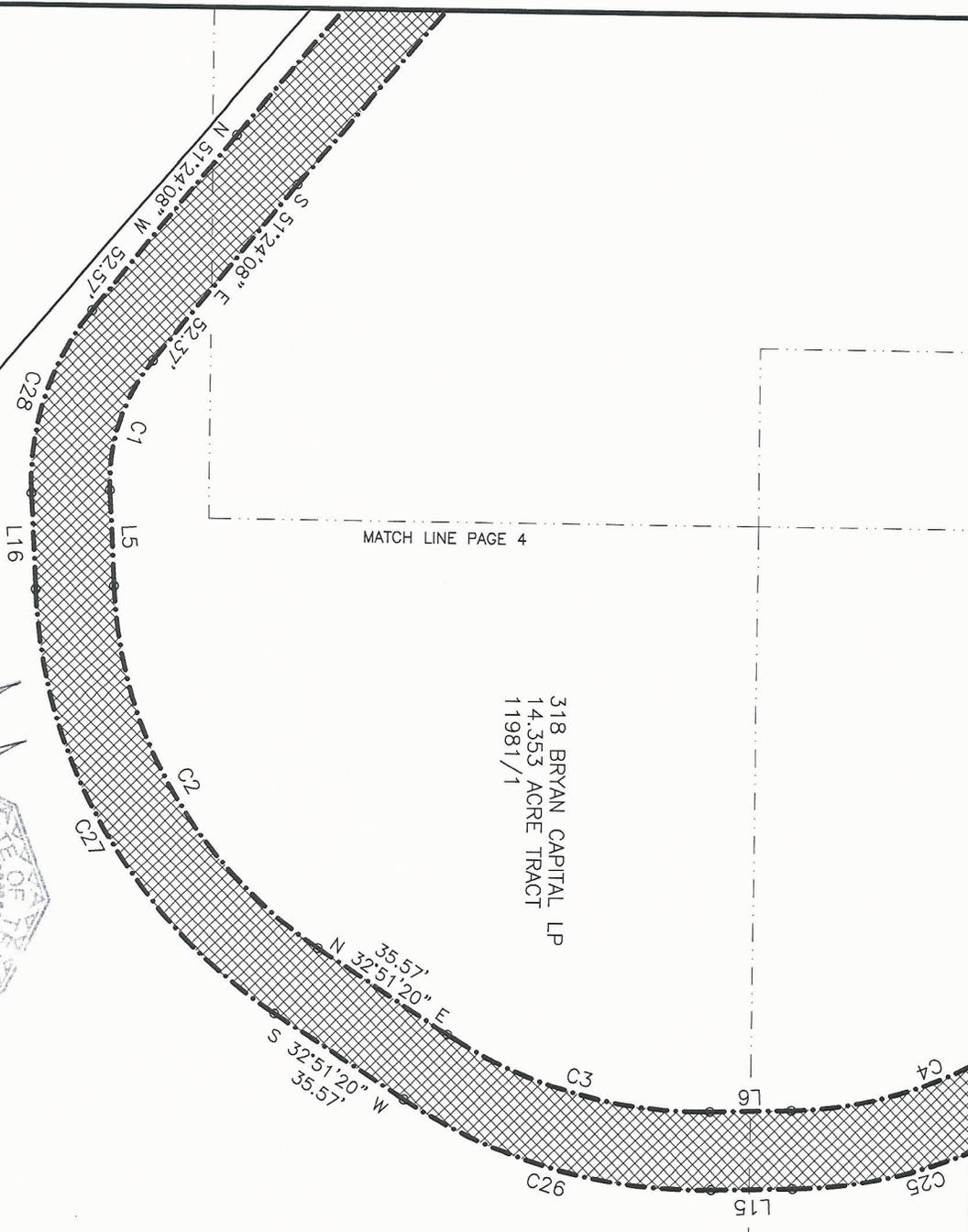
SCALE: 1" = 40'

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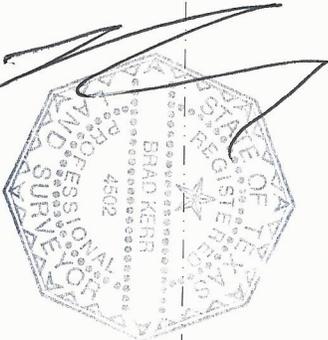
MATCH LINE PAGE 4

MATCH LINE PAGE 6



MATCH LINE PAGE 4

EXISTING
DRIVEWAY



318 BRYAN CAPITAL LP
14.353 ACRE TRACT
11981/1

MATCH LINE PAGE 5

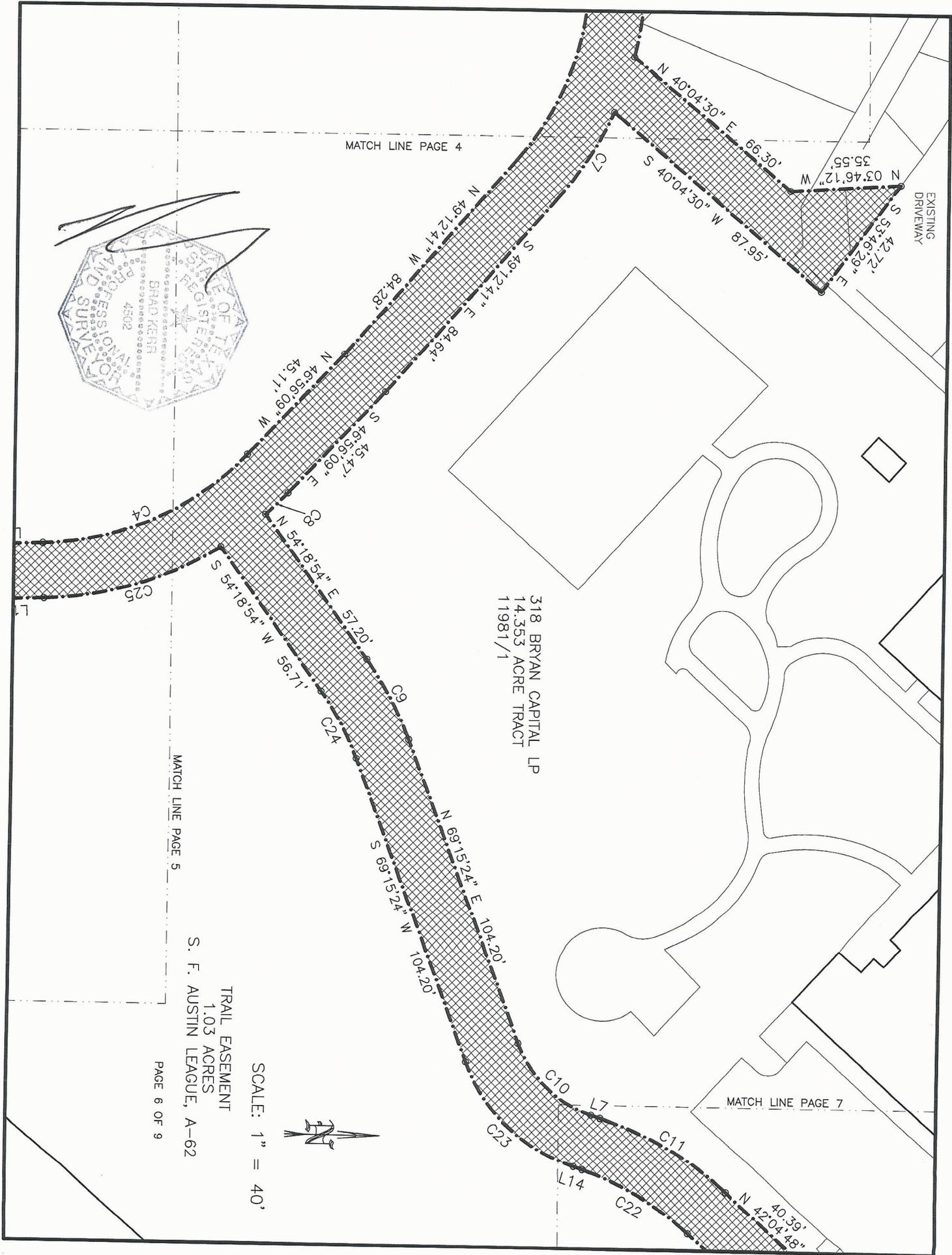
TRAIL EASEMENT
1.03 ACRES
S. F. AUSTIN LEAGUE, A-62

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SCALE: 1" = 40'



MATCH LINE PAGE 7





SCALE: 1" = 40'

W. MARTIN LUTHER KING JR. STREET
EXISTING SIDEWALK

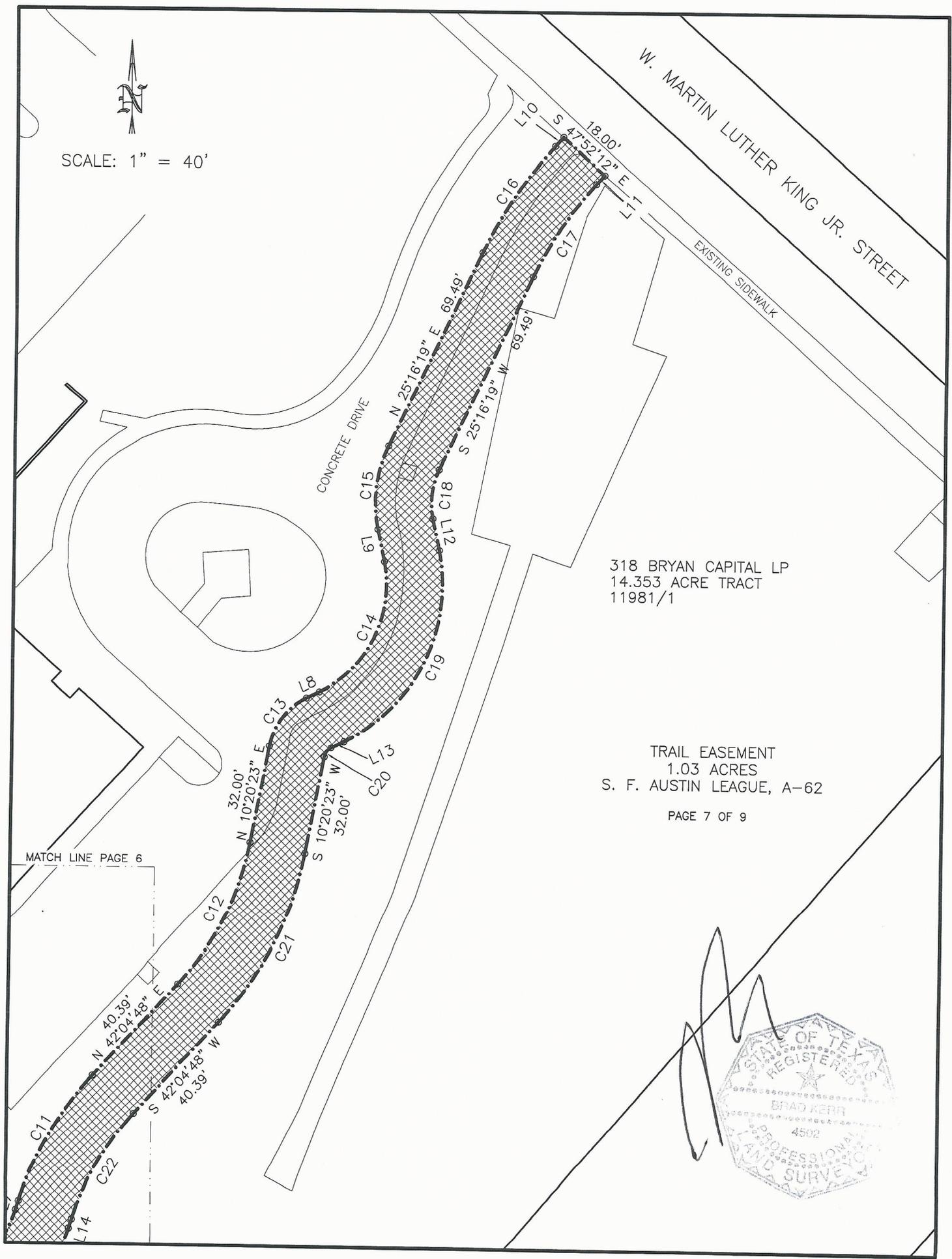
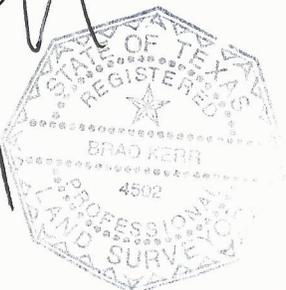
CONCRETE DRIVE

318 BRYAN CAPITAL LP
14.353 ACRE TRACT
11981/1

TRAIL EASEMENT
1.03 ACRES
S. F. AUSTIN LEAGUE, A-62

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MATCH LINE PAGE 6



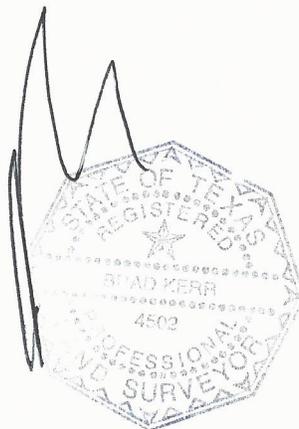
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	32.07'	44.00'	41°45'16"	S 72°16'46" E	31.36'
C2	98.94'	105.00'	53°59'16"	N 59°50'58" E	95.32'
C3	63.61'	105.00'	34°42'41"	N 15°30'00" E	62.64'
C4	73.96'	94.00'	45°04'49"	N 24°23'45" W	72.07'
C5	148.83'	94.00'	90°42'49"	S 85°25'55" W	133.76'
C6	125.57'	112.00'	64°14'23"	N 72°11'42" E	119.10'
C7	32.47'	112.00'	16°36'35"	S 57°30'58" E	32.35'
C8	9.97'	112.00'	5°06'01"	S 44°23'09" E	9.97'
C9	29.21'	112.00'	14°56'30"	N 61°47'09" E	29.12'
C10	34.08'	38.00'	51°22'46"	N 43°34'01" E	32.95'
C11	47.31'	112.00'	24°12'10"	N 29°58'43" E	46.96'
C12	52.07'	94.00'	31°44'25"	N 26°12'35" E	51.41'
C13	20.37'	22.00'	53°03'04"	N 36°51'55" E	19.65'
C14	50.58'	38.50'	75°16'40"	N 25°45'07" E	47.02'
C15	27.89'	43.00'	37°09'32"	N 06°41'33" E	27.40'
C16	41.78'	142.00'	16°51'28"	N 33°42'03" E	41.63'
C17	36.48'	124.00'	16°51'28"	S 33°42'03" W	36.35'
C18	16.21'	25.00'	37°09'32"	S 06°41'33" W	15.93'
C19	74.23'	56.50'	75°16'40"	S 25°45'07" W	69.01'
C20	3.70'	4.00'	53°03'04"	S 36°51'55" W	3.57'
C21	62.04'	112.00'	31°44'25"	S 26°12'35" W	61.25'
C22	39.71'	94.00'	24°12'10"	S 29°58'43" W	39.41'
C23	50.22'	56.00'	51°22'46"	S 43°34'01" W	48.55'
C24	24.51'	94.00'	14°56'30"	S 61°47'09" W	24.44'
C25	60.13'	112.00'	30°45'30"	S 17°14'06" E	59.41'
C26	74.52'	123.00'	34°42'41"	S 15°30'00" W	73.38'
C27	115.90'	123.00'	53°59'16"	S 59°50'58" W	111.66'
C28	45.18'	62.00'	41°45'16"	N 72°16'46" W	44.19'

NOTES

1. SEE METES AND BOUNDS PREPARED APRIL 2015 FOR MORE DESCRIPTIVE INFORMATION.
2. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
3. SEE PAGE 9 FOR INDEX OF PAGE LAYOUT.

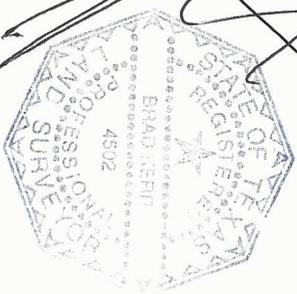
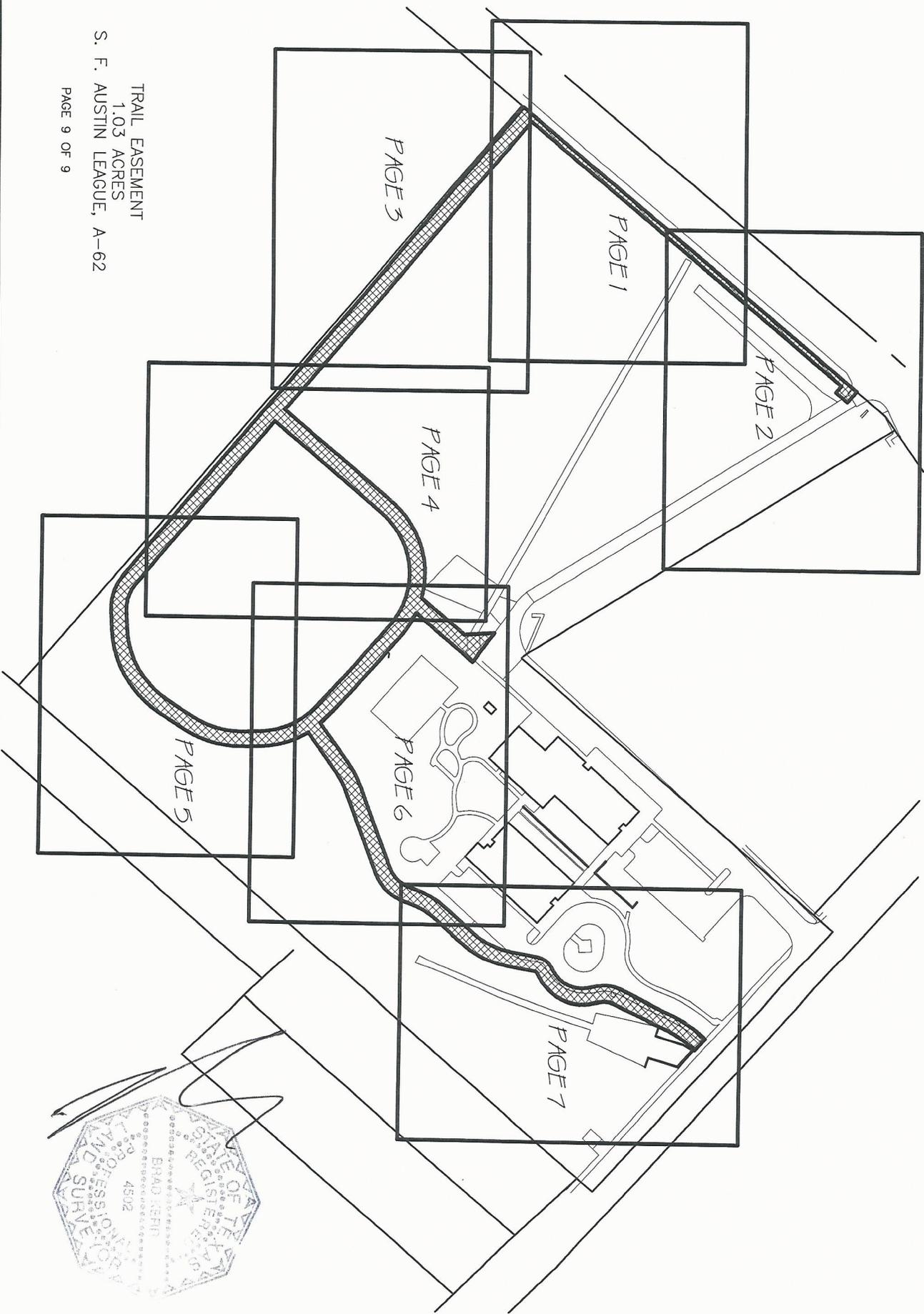
LINE	BEARING	DISTANCE
L1	S 50°04'02" E	16.75'
L2	S 39°55'58" W	18.00'
L3	N 50°04'02" W	10.00'
L4	S 50°10'36" E	18.00'
L5	N 86°50'36" E	22.27'
L6	N 01°51'21" W	18.68'
L7	N 17°52'38" E	3.03'
L8	N 63°23'27" E	4.61'
L9	N 11°53'13" W	10.59'
L10	N 42°07'48" E	3.89'
L11	S 42°07'48" W	3.89'
L12	S 11°53'13" E	10.59'
L13	S 63°23'27" W	4.61'
L14	S 17°52'38" W	3.03'
L15	S 01°51'21" E	18.68'
L16	S 86°50'36" W	22.27'

TRAIL EASEMENT
1.03 ACRES
S. F. AUSTIN LEAGUE, A-62



TRAIL EASEMENT
1.03 ACRES
S. F. AUSTIN LEAGUE, A-62

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**METES AND BOUNDS DESCRIPTION
OF A
1.03 ACRE TRAIL EASEMENT
S. F. AUSTIN LEAGUE, A-62
BRYAN, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF A TRAIL EASEMENT LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS. SAID EASEMENT BEING A PORTION OF A CALLED 14.353 ACRE TRACT AS DESCRIBED BY A DEED TO 318 BRYAN CAPITAL LP RECORDED IN VOLUME 11981, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

COMMENCING AT A 8 INCH FENCE CORNER POST FOUND ON THE SOUTHEAST LINE OF BRUIN TRACT (60' R.O.W.) MARKING THE WEST CORNER OF SAID 14.353 ACRE TRACT AND THE NORTH CORNER OF THE REMAINDER OF A CALLED 25.2 ACRE TRACT AS DESCRIBED BY A DEED TO RAY WILLIE McDADE RECORDED IN VOLUME 3882, PAGE 258 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF BRUIN TRACE BEARS: S 39° 55' 58" W FOR A DISTANCE OF 786.42 FEET AND A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 14.353 ACRE TRACT BEARS: S 49° 55' 30" E FOR A DISTANCE OF 906.90 FEET;

THENCE: N 39° 55' 58" E ALONG THE SOUTHEAST LINE OF BRUIN TRACE FOR A DISTANCE OF 2.97 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED EASEMENT;

THENCE: N 39° 55' 58" E CONTINUING ALONG THE SOUTHEAST LINE OF BRUIN TRACE FOR A DISTANCE OF 514.10 FEET TO THE MOST WESTERLY NORTH CORNER OF THIS HEREIN DESCRIBED EASEMENT, FOR REFERENCE AN "X" FOUND IN CONCRETE ON THE SOUTHEAST LINE OF BRUIN TRACE BEARS: N 39° 55' 58" E FOR A DISTANCE OF 45.15 FEET;

THENCE: THROUGH SAID 14.353 ACRE TRACT FOR THE FOLLOWING CALLS:

S 50° 04' 02" E FOR A DISTANCE OF 16.75 FEET;

S 39° 55' 58" W FOR A DISTANCE OF 18.00 FEET;

N 50° 04' 02" W FOR A DISTANCE OF 10.00 FEET;

S 39° 55' 58" W FOR A DISTANCE OF 478.09 FEET;

S 50° 10' 36" E, AT 447.80 FEET PASS INTERSECTION POINT "A", AT 465.80 FEET PASS INTERSECTION POINT "B", CONTINUE ON FOR A TOTAL DISTANCE OF 668.50 FEET;

S 51° 24' 08" E FOR A DISTANCE OF 52.37 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 44.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41° 45' 16" FOR AN ARC DISTANCE OF 32.07 FEET (CHORD BEARS: S 72° 16' 46" E - 31.36 FEET) TO THE END OF SAID CURVE;

N 86° 50' 36" E FOR A DISTANCE OF 22.27 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 105.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53° 59' 16" FOR AN ARC DISTANCE OF 98.94 FEET (CHORD BEARS: N 59° 50' 58" E - 95.32 FEET) TO THE END OF SAID CURVE;

N 32° 51' 20" E FOR A DISTANCE OF 35.57 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 105.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34° 42' 41" FOR AN ARC DISTANCE OF 63.61 FEET (CHORD BEARS: N 15° 30' 00" E - 62.64 FEET) TO THE END OF SAID CURVE;

N 01° 51' 21" W FOR A DISTANCE OF 18.68 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 94.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 04' 49" FOR AN ARC DISTANCE OF 73.96 FEET (CHORD BEARS: N 24° 23' 45" W - 72.07 FEET) TO THE END OF SAID CURVE;

N 46° 56' 09" W FOR A DISTANCE OF 45.11 FEET;

N 49° 12' 41" W FOR A DISTANCE OF 84.28 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 94.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 42' 49" FOR AN ARC DISTANCE OF 148.83 FEET (CHORD BEARS: S 85° 25' 55" W - 133.76 FEET) TO THE END OF SAID CURVE;

S 40° 04' 30" W FOR A DISTANCE OF 165.74 FEET TO INTERSECTION POINT "B";

N 50° 10' 36" W CROSSING THROUGH THIS HEREIN DESCRIBED EASEMENT FOR A DISTANCE OF 18.00 FEET TO INTERSECTION POINT "A";

N 40° 04' 30" E FOR A DISTANCE OF 165.82 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 112.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64° 14' 23" FOR AN ARC DISTANCE OF 125.57 FEET (CHORD BEARS: N 72° 11' 42" E - 119.10 FEET) TO THE END OF SAID CURVE;

N 40° 04' 30" E FOR A DISTANCE OF 66.30 FEET;

N 03° 46' 12" W FOR A DISTANCE OF 35.55 FEET TO THE EDGE OF AN EXISTING DRIVEWAY;

S 53° 46' 29" E ALONG SAID DRIVEWAY FOR A DISTANCE OF 42.72 FEET;

S 40° 04' 30" W FOR A DISTANCE OF 87.95 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 112.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 36' 35" FOR AN ARC DISTANCE OF 32.47 FEET (CHORD BEARS: S 57° 30' 58" E - 32.35 FEET) TO THE END OF SAID CURVE;

S 49° 12' 41" E FOR A DISTANCE OF 84.64 FEET;

S 46° 56' 09" E FOR A DISTANCE OF 45.47 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 112.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 06' 01" FOR AN ARC DISTANCE OF 9.97 FEET (CHORD BEARS: S 44° 23' 09" E - 9.97 FEET) TO THE END OF SAID CURVE;

N 54° 18' 54" E FOR A DISTANCE OF 57.20 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 112.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 56' 30" FOR AN ARC DISTANCE OF

29.21 FEET (CHORD BEARS: N 61° 47' 09" E - 29.12 FEET) TO THE END OF SAID CURVE;

N 69° 15' 24" E FOR A DISTANCE OF 104.20 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 38.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51° 22' 46" FOR AN ARC DISTANCE OF 34.08 FEET (CHORD BEARS: N 43° 34' 01" E - 32.95 FEET) TO THE END OF SAID CURVE;

N 17° 52' 38" E FOR A DISTANCE OF 3.03 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 112.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 12' 10" FOR AN ARC DISTANCE OF 47.31 FEET (CHORD BEARS: N 29° 58' 43" E - 46.96 FEET) TO THE END OF SAID CURVE;

N 42° 04' 48" E FOR A DISTANCE OF 40.39 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 94.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 44' 25" FOR AN ARC DISTANCE OF 52.07 FEET (CHORD BEARS: N 26° 12' 35" E - 51.41 FEET) TO THE END OF SAID CURVE;

N 10° 20' 23" E FOR A DISTANCE OF 32.00 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 22.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53° 03' 04" FOR AN ARC DISTANCE OF 20.37 FEET (CHORD BEARS: N 36° 51' 55" E - 19.65 FEET) TO THE END OF SAID CURVE;

N 63° 23' 27" E FOR A DISTANCE OF 4.61 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 38.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75° 16' 40" FOR AN ARC DISTANCE OF 50.58 FEET (CHORD BEARS: N 25° 45' 07" E - 47.02 FEET) TO THE END OF SAID CURVE;

N 11° 53' 13" W FOR A DISTANCE OF 10.59 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 43.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 09' 32" FOR AN ARC DISTANCE OF 27.89 FEET (CHORD BEARS: N 06° 41' 33" E - 27.40 FEET) TO THE END OF SAID CURVE;

N 25° 16' 19" E FOR A DISTANCE OF 69.49 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 142.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 51' 28" FOR AN ARC DISTANCE OF 47.78 FEET (CHORD BEARS: N 33° 42' 03" E - 41.63 FEET) TO THE END OF SAID CURVE;

N 42° 07' 48" E FOR A DISTANCE OF 3.89 FEET TO THE EDGE OF AN EXISTING SIDEWALK;

S 47° 52' 12" E ALONG OR NEAR THE EDGE OF SAID SIDEWALK FOR A DISTANCE OF 18.00 FEET;

S 42° 07' 48" W FOR A DISTANCE OF 3.89 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 124.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 51' 28" FOR AN ARC DISTANCE OF 36.48 FEET (CHORD BEARS: S 33° 42' 03" W - 36.35 FEET) TO THE END OF SAID CURVE;

S 25° 16' 19" W FOR A DISTANCE OF 69.49 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE

CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 09' 32" FOR AN ARC DISTANCE OF 16.21 FEET (CHORD BEARS: S 06° 41' 33" W - 15.93 FEET) TO THE END OF SAID CURVE;

S 11° 53' 13" E FOR A DISTANCE OF 10.59 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 56.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75° 16' 40" FOR AN ARC DISTANCE OF 74.23 FEET (CHORD BEARS: S 25° 45' 07" W - 69.01 FEET) TO THE END OF SAID CURVE;

S 63° 23' 27" W FOR A DISTANCE OF 4.61 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 4.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53° 03' 04" FOR AN ARC DISTANCE OF 3.70 FEET (CHORD BEARS: S 36° 51' 55" W - 3.57 FEET) TO THE END OF SAID CURVE;

S 10° 20' 23" W FOR A DISTANCE OF 32.00 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 112.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 44' 25" FOR AN ARC DISTANCE OF 62.04 FEET (CHORD BEARS: S 26° 12' 35" W - 61.25 FEET) TO THE END OF SAID CURVE;

S 42° 04' 48" W FOR A DISTANCE OF 40.39 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 94.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 12' 10" FOR AN ARC DISTANCE OF 39.71 FEET (CHORD BEARS: S 29° 58' 43" W - 39.41 FEET) TO THE END OF SAID CURVE;

S 17° 52' 38" W FOR A DISTANCE OF 3.03 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 56.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51° 22' 46" FOR AN ARC DISTANCE OF 50.22 FEET (CHORD BEARS: S 43° 34' 01" W - 48.55 FEET) TO THE END OF SAID CURVE;

S 69° 15' 24" W FOR A DISTANCE OF 104.20 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 94.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 56' 30" FOR AN ARC DISTANCE OF 24.51 FEET (CHORD BEARS: S 61° 47' 09" W - 24.44 FEET) TO THE END OF SAID CURVE;

S 54° 18' 54" W FOR A DISTANCE OF 56.71 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 112.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 45' 30" FOR AN ARC DISTANCE OF 60.13 FEET (CHORD BEARS: S 17° 14' 06" E - 59.41 FEET) TO THE END OF SAID CURVE;

S 01° 51' 21" E FOR A DISTANCE OF 18.68 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 123.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34° 42' 41" FOR AN ARC DISTANCE OF 74.52 FEET (CHORD BEARS: S 15° 30' 00" W - 73.38 FEET) TO THE END OF SAID CURVE;

S 32° 51' 20" W FOR A DISTANCE OF 35.57 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 123.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53° 59' 16" FOR AN ARC DISTANCE OF 115.90 FEET (CHORD BEARS: S 59° 50' 58" W - 111.66 FEET) TO THE END OF SAID CURVE;

S 86° 50' 36" W FOR A DISTANCE OF 22.27 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 62.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41° 45' 16" FOR AN ARC DISTANCE OF 45.18 FEET (CHORD BEARS: N 72° 16' 46" W - 44.19 FEET) TO THE END OF SAID CURVE;

N 51° 24' 08" W FOR A DISTANCE OF 52.57 FEET;

N 50° 10' 36" W FOR A DISTANCE OF 675.48 FEET TO THE **POINT OF BEGINNING** CONTAINING 1.03 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JANUARY 2014. SEE PLAT PREPARED APRIL 2015, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

D:/WORK/MAB/15-274.MAB

