

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 SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCGROACHMENTS 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. 48041C0310F, REVISED DATE: 04-02-2014.

BRAD KERR
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4502

N/F
 LINDA PRAYTOR
 1.74 ACRE TRACT
 1301/232

N/F
 ARTHUR D. OLDEN FAMILY TRUST
 121.85 ACRE TRACT
 3711/142
 (DESCRIBED AS TRACT
 TWO, 1616/28)

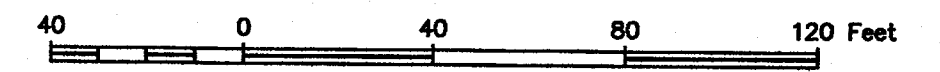
N/F
 NITA MARLENE HOLLIDAY
 3.37 ACRE TRACT
 4148/164
 (DESCRIBED IN 4623/261)

LOT 1
BLOCK ONE
 4.886 ACRES

N/F
 ARTHUR D. OLDEN FAMILY TRUST
 121.85 ACRE TRACT
 3711/142
 (DESCRIBED AS TRACT
 TWO, 1616/28)



SCALE: 1" = 40'



BUILDING SETBACK LINES PER CITY OF COLLEGE STATION U.D.O.

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

BEARING SYSTEM SHOWN HEREON IS HONORING THE PLAT CALLED BEARINGS AS SHOWN ON THE PLAT RECORDED IN VOL. 8909, PG. 160, AND AS MONUMENTED ON THE GROUND.

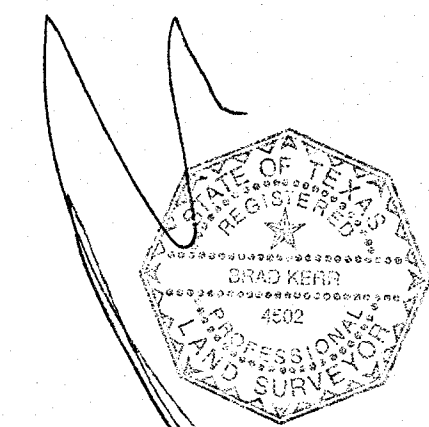
PROPERTY LINE DIMENSIONS SHOWN HEREON ARE PLAT CALL AND MEASURED, 8909/160.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY AGGIELAND TITLE COMPANY, GF NO. 34141, ISSUE DATE: 10-22-2015.

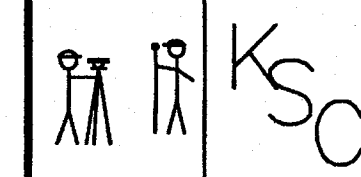
TEMPORARY BLANKET EASEMENT TO CITY OF COLLEGE STATION, 9139/145, DOES APPLY TO THIS TRACT.

LEGEND:

- ⊙ GAS PIPELINE SIGN
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- BARBED WIRE FENCE



LAND TITLE SURVEY PLAT
OF
LOT 1, BLOCK 1
CUTTING EDGE ADDITION
VOLUME 8909, PAGE 160
COLLEGE STATION, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 40 FEET
 SURVEY DATE: 11-17-15
 PLAT DATE: 12-07-15
 JOB NUMBER: 15-964
 CAD NAME: 15-964A

CR5 FILE: 08-550 (cont); 15-964 (job)
 PREPARED BY: KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195

DETAIL OF EASEMENTS
 1039/546, 1028/583 & 856/408

