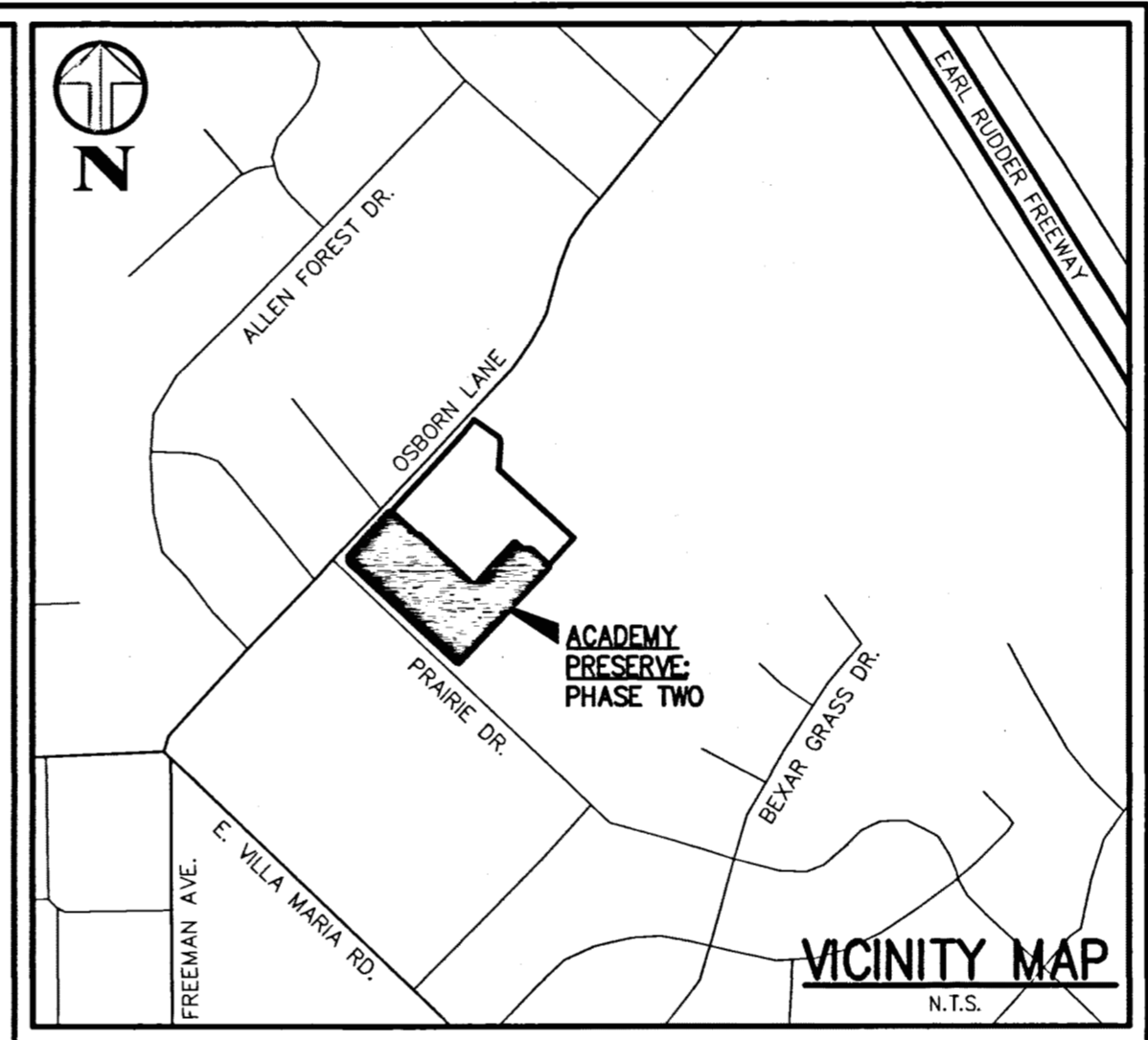


**BRYAN MID-TOWNE APARTMENTS**  
 BLOCK ONE, LOT 1  
 VOL. 9967, PG. 146  
 NOW OR FORMERLY  
 BRYAN MID TOWNE APARTMENT HOMES, LP  
 (VOL. 9967, PG. 146)



**HATCH & LINE LEGEND**

- EXISTING PROPERTY LINE
- EXISTING BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SUBDIVISION BOUNDARY
- EXISTING OR PROPOSED EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- PR.D.E. PRIVATE DRAINAGE EASEMENT
- PR.M.E. PRIVATE MAINTENANCE EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT
- I.R.F. IRON ROD FOUND
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- R.R.B.C.T. RELEASE RECORDS OF BRAZOS COUNTY, TEXAS
- LOT NUMBER
- BLOCK NUMBER
- COMMON AREA

**ACADEMY PRESERVE**  
 PHASE ONE  
 VOL. 18636, PG. 59

NOW OR FORMERLY  
 THE BRINKMANN CORPORATION  
 CALLED 6.02 ACRE TRACT  
 (VOL. 426, PG. 693)

**COMMON AREA TABLE**

| COMMON AREA       | TOTAL AREA                 | USAGE  |
|-------------------|----------------------------|--|
| A - C             | 2.455 AC<br>106,939 SQ.FT. | USAGE VARIES (SEE PHASE ONE PLAT VOL. 11636, PG. 59)                       |
| 0                 | 0.556 AC<br>24,231 SQ.FT.  | OPEN SPACE & WITHIN DESIGNATED EASEMENTS - PUBLIC UTILITIES & ATMOS ENERGY |
| SUBDIVISION TOTAL | 3.011 AC<br>131,170 SQ.FT. | PROVIDED OPEN SPACE = 25.50% (3.011 AC / 11.81 AC)                         |

**LOT INFORMATION TABLE**

| BLOCK   | LOT    | LOT DEPTH (FT.) | LOT WIDTH (FT.) | AREA (SQ.FT.) | AREA (AC) | BLOCK   | LOT     | LOT DEPTH (FT.) | LOT WIDTH (FT.) | AREA (SQ.FT.) | AREA (AC) |
|---------|--------|-----------------|-----------------|---------------|-----------|---------|---------|-----------------|-----------------|---------------|-----------|
| BLOCK 1 | 9      | 115.00          | 42.00           | 4,830         | 0.111     | BLOCK 3 | 12      | 120.00          | 36.00           | 4,320         | 0.099     |
|         | 10     | 115.00          | 42.00           | 4,830         | 0.111     |         | 13      | 120.00          | 36.00           | 4,320         | 0.099     |
|         | 11     | 115.00          | 38.77           | 5,497         | 0.126     |         | 14      | 120.00          | 36.00           | 4,320         | 0.099     |
|         | 12     | 132.96          | 42.00           | 9,996         | 0.229     |         | 15      | 120.00          | 41.33           | 6,876         | 0.158     |
|         | 13     | 133.85          | 42.00           | 10,239        | 0.235     |         | BLOCK 4 | 1               | 169.39          | 46.98         | 7,718     |
| 14      | 115.00 | 38.33           | 5,603           | 0.129         | 2         | 169.39  |         | 36.00           | 6,098           | 0.140         |           |
| 15      | 115.00 | 42.00           | 4,830           | 0.111         | 3         | 149.37  |         | 36.00           | 5,735           | 0.132         |           |
| 16      | 115.00 | 42.00           | 4,830           | 0.111         | 4         | 120.88  |         | 36.00           | 4,722           | 0.108         |           |
| 17      | 115.00 | 42.00           | 4,830           | 0.111         | 5         | 120.00  |         | 36.00           | 4,320           | 0.099         |           |
| 18      | 115.00 | 36.00           | 4,140           | 0.095         | 6         | 120.00  | 36.00   | 4,320           | 0.099           |               |           |
| 19      | 115.00 | 36.00           | 4,140           | 0.095         | 7         | 120.00  | 36.00   | 4,320           | 0.099           |               |           |
| 20      | 115.00 | 53.72           | 5,871           | 0.135         | 8         | 120.00  | 36.00   | 4,320           | 0.099           |               |           |
| BLOCK 3 | 9      | 120.00          | 56.91           | 6,861         | 0.153     | 9       | 120.00  | 36.00           | 4,320           | 0.099         |           |
|         | 10     | 120.00          | 42.00           | 5,040         | 0.116     | 10      | 120.00  | 36.00           | 4,320           | 0.099         |           |
|         | 11     | 120.00          | 36.00           | 4,320         | 0.099     | 11      | 120.00  | 46.00           | 5,425           | 0.125         |           |

**EXTERIOR CURVE DATA**

| CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|--------|------------|-------------|---------------|--------------|
| C1    | 24.84  | 38.90      | 89°42'28"   | N 3°36'21" W  | 35.04        |
| C2    | 125.00 | 30.47      | 13°58'03"   | N 49°06'42" E | 30.40        |
| C3    | 25.00  | 39.06      | 89°30'37"   | N 86°52'58" E | 35.20        |

**INTERIOR CURVE DATA**

| CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|--------|------------|-------------|---------------|--------------|
| C1    | 25.00  | 39.53      | 90°35'15"   | N 3°09'58" W  | 35.54        |
| C2    | 25.00  | 5.15       | 11°47'48"   | N 54°21'29" W | 5.14         |
| C3    | 50.00  | 98.87      | 113°18'04"  | N 3°36'21" W  | 83.53        |
| C4    | 25.00  | 5.15       | 11°47'48"   | N 47°08'47" E | 5.14         |
| C5    | 25.00  | 39.14      | 89°42'28"   | S 3°36'21" E  | 35.27        |
| C6    | 25.00  | 34.11      | 78°09'12"   | S 87°32'11" E | 31.52        |
| C7    | 175.00 | 67.46      | 22°05'15"   | N 64°25'51" E | 67.05        |
| C8    | 125.00 | 42.28      | 19°22'46"   | N 65°47'06" E | 42.08        |
| C9    | 175.00 | 101.85     | 33°20'48"   | S 58°48'04" W | 100.42       |
| C10   | 125.00 | 72.75      | 33°20'48"   | S 58°48'04" W | 71.73        |
| C11   | 25.00  | 39.53      | 90°35'15"   | S 3°09'58" E  | 35.54        |
| C12   | 25.00  | 39.01      | 89°24'45"   | N 86°50'02" E | 35.17        |

**KERR SURVEYING, LLC**  
 409 NORTH TEXAS AVENUE  
 BRYAN, TEXAS 77803  
 PHONE (979) 268-3195  
 TBPELS FIRM No. 10018500

A FINAL PLAT OF  
**ACADEMY PRESERVE**  
 PHASE TWO  
 BLOCK ONE, LOTS 9 - 20 & BLOCK THREE LOTS 9 - 15  
 BLOCK FOUR, LOTS 1 - 11  
 0.556 AC COMMON AREA & 1.156 AC R.O.W. DEDICATION  
**30 LOTS - 5.410 ACRE TRACT**  
 BEING A PORTION OF A CALLED 11.81 ACRE TRACT  
 VOLUME 17194, PAGE 293  
 JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2  
 BRYAN, BRAZOS COUNTY, TEXAS  
 AUGUST 2021

**RME Consulting Engineers**

LANDOWNER INFORMATION  
 FENIKS HOLDINGS, LLC  
 c/o TODD CARNES  
 404 UNIVERSITY DRIVE EAST, SUITE B  
 COLLEGE STATION, TX 77840  
 CELL: (979) 220-7835  
 EMAIL: tcarnes70@gmail.com

POST OFFICE BOX 9253  
 COLLEGE STATION, TEXAS 77842  
 EMAIL: civil@rmengineer.com  
 OFFICE - (979) 764-0704

FILENAME: 0757FPIA | SCALE: 1"=40'  
 SUBMITTED DATE: 2/28/22  
 REVISIONS: 3/8/22  
 DRAWN BY: R.A.M. | CHECKED BY: J. DILLON MEANS  
 KERR JOB: #22-012

TEXAS FIRM REGISTRATION No. F-4695  
 RME CONSULTING ENGINEERS  
 CLIENT NO. PROJECT NO.  
**171 - 0757**

FIELD NOTES DESCRIPTION  
OF A  
5.410 ACRE TRACT  
JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2  
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 5.410 ACRES IN THE JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 11.81 ACRE TRACT CONVEYED TO FENIKS HOLDINGS, LLC IN VOLUME 17194, PAGE 293 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 5.410 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET (ALL 1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING") IN THE NORTHWEST LINE A CALLED 6.02 ACRE TRACT OF LAND CONVEYED TO THE BRINKMANN CORPORATION IN VOLUME 426, PAGE 693 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-33 BEARS S 43° 41' 28" E A DISTANCE OF 2,776.45 FEET;

THENCE, WITH THE COMMON LINE OF SAID 11.81 ACRE TRACT AND SAID 6.02 ACRE TRACT, S 42° 07' 40" W, A DISTANCE OF 573.65 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF PRAIRIE DRIVE (FORMERLY "HOWELL HOUSE LANE", 50' WIDE RIGHT-OF-WAY, 400/205 DRBCT) AT THE SOUTH COMMON CORNER OF SAID 11.81 ACRE TRACT AND SAID 6.02 ACRE TRACT;

THENCE, WITH THE NORTHEAST LINE OF PRAIRIE DRIVE, N 48° 27' 35" W, A DISTANCE OF 637.18 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND AT A POINT OF CURVATURE;

THENCE, WITH A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 24.84 FEET, AN ARC LENGTH OF 38.90 FEET, A DELTA ANGLE OF 89° 42' 28", AND A CHORD WHICH BEARS N 03° 36' 21" W, A DISTANCE OF 35.04 FEET TO A CALCULATED POINT OF TANGENCY ON THE SOUTHEAST LINE OF OSBORN LANE;

THENCE, TANGENT TO THE PREVIOUSLY DESCRIBED CURVE AND WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF OSBORN LANE, N 41° 14' 53" E, AT A DISTANCE OF 0.39 FEET PASS A 1/2 INCH IRON ROD FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 252.58 FEET TO A 1/2 INCH IRON ROD SET ON SAID SOUTHEAST RIGHT-OF-WAY LINE OF OSBORN LANE AND SAID NORTHWEST LINE OF 11.81 ACRE TRACT;

THENCE, SEVERING SAID 11.81 ACRE TRACT FOR THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- 1) S 48° 45' 07" E A DISTANCE OF 165.00 FEET TO A 1/2 INCH IRON ROD SET;
- 2) N 41° 14' 53" E A DISTANCE OF 6.86 FEET TO A 1/2 INCH IRON ROD SET;
- 3) S 48° 27' 35" E A DISTANCE OF 327.57 FEET TO A 1/2 INCH IRON ROD SET;
- 4) WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 30.47 FEET, A DELTA ANGLE OF 13° 58' 03", AND A CHORD WHICH BEARS N 49° 06' 42" E A DISTANCE OF 30.40 FEET TO A 1/2 INCH IRON ROD SET;
- 5) N 42° 07' 40" E TANGENT TO THE PREVIOUSLY DESCRIBED CURVE A DISTANCE OF 233.57 FEET TO A 1/2 INCH IRON ROD SET;
- 6) S 48° 51' 06" E A DISTANCE OF 50.01 FEET TO A 1/2 INCH IRON ROD SET;
- 7) WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.06 FEET, A DELTA ANGLE OF 89° 30' 37", AND A CHORD WHICH BEARS N 86° 52' 58" E A DISTANCE OF 35.20 FEET TO A 1/2 INCH IRON ROD SET;
- 8) S 48° 21' 43" E TANGENT TO THE PREVIOUSLY DESCRIBED CURVE A DISTANCE OF 95.22 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 5.410 ACRES OF LAND, MORE OR LESS.

SURVEYED ON THE GROUND JULY 2021 UNDER MY SUPERVISION. THE BEARING BASIS FOR THIS SURVEY IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2). DISTANCES DESCRIBED HEREIN ARE SURFACE DISTANCES. TO OBTAIN GRID DISTANCES (NOT GRID AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011436306357 (CALCULATED USING GEOID12B).

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

WE, FENIKS HOLDINGS, LLC, THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO US, IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 17194, PAGE 293, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN FOR THE PURPOSES IDENTIFIED.

Judd L  
OWNER

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Todd Carnes KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4th DAY OF May 2023

[Signature]  
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY PLANNER

I, Martin Zimmermann THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 18th DAY OF May, 2023.

[Signature] KW  
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, W Paul Kasper THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 18th DAY OF May, 2023.

W Paul Kasper yk  
CITY ENGINEER, BRYAN, TEXAS

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, Los Gomez CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN ON THE 25th DAY OF February, 2022 AND SAME WAS DULY APPROVED ON THE 4th DAY OF April, 2023 BY SAID COMMISSION.

[Signature]  
CHAIRMAN, PLANNING & ZONING COMMISSION,  
BRYAN, TEXAS

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Sai CEF REC  
Filed for Record  
Official Public Records Of:  
Brazos County Clerk  
On: 5/19/2023 1:12:56 PM  
In the PLAT Records



COUNTY CLERK, IN AND FOR  
PLAT TOGETHER WITH ITS  
RECORD IN MY OFFICE THE  
20\_\_\_\_ IN THE OFFICIAL  
PAGE \_\_\_\_\_

Doc Number: 2023-1502620  
Volume - Page: 18636-241  
Number of Pages: 2  
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By: TC

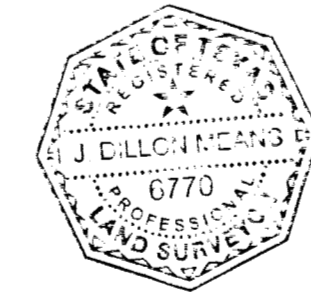
Karen McQueen  
COUNTY CLERK, BRAZOS COUNTY, TEXAS  
By: T. CAD

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, J. DILLON MEANS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6770, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

[Signature] 4-3-2023  
DILLON MEANS, RPLS NO. 6770



PLAT NOTES:

1. THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD PLAIN) AS GRAPHICALLY DEPICTED ON F.E.M.A.- FIRM COMMUNITY PANEL NO. 48041C 0215F, REVISED DATE: 04-02-2014.
2. BASIS OF BEARING: ALL COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE No. 4203 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 SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011436306357 (CALCULATED USING GEOID12B).
3. ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS, WITH CAP (KERR SURVEYING), UNLESS OTHERWISE NOTED.
4. BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE ZONING OF THE SUBJECT PROPERTY (RD-5) PER ORDINANCE No. 2500. IMPERVIOUS COVER WILL BE IN ACCORDANCE WITH THE DRAINAGE REPORT PREPARED FOR THIS PHASE AT 75%. ALL PARKING WILL BE LOCATED IN THE FRONT OF THE BUILDING.  
• FRONT SETBACK = 20'  
• REAR SETBACK = 10'  
• SIDE SETBACK = 10' BETWEEN BUILDING STRUCTURES & 15' ALONG LOCAL STREETS  
• A 10' PRIVATE MAINTENANCE EASEMENT (PR.M.E.) IS DEDICATED ON EACH LOT FOR MAINTENANCE OF THE STRUCTURE ON THE ADJACENT LOT (SEE NOTE #7).
5. DISTANCES SHOWN ON CURVES, AND LABELED AS "C", ARE CHORD LENGTHS.
6. THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN UPDATED TITLE COMMITMENT. ADDITIONAL EASEMENTS MAY APPLY. THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS TRACT:  
• CITY OF BRYAN (371/171).  
• HUMBLE PIPE LINE CO. (48/565).  
• THE ATMOS PIPELINE WITHIN THE PARTIALLY RELEASED EASEMENT (122/374 RRBCT) IS ACTIVE AT THE TIME OF THIS PLAT.  
• PIPELINE EASEMENTS RECORDED IN VOLUME 601, PAGE 339 TO ANDRUS PIPELINE CORP. AND VOLUME 557, PAGE 329 TO FERGUSON CROSSING PIPE LINE COMPANY APPEAR TO BE INACTIVE BASED ON INFORMATION FROM THE TEXAS RAILROAD COMMISSION AND A LACK OF EVIDENCE ON THE GROUND. IN ADDITION, NO OPERATORS WERE NOTIFIED AND NO MARKINGS ON THE GROUND WERE PROVIDED AFTER MULTIPLE REQUESTS TO THE TEXAS 811 LOCATE SERVICE. BOTH DOCUMENTS CONTAIN LANGUAGE THAT TERMINATES THE RIGHTS OF THE GRANTEE AFTER CERTAIN PERIODS OF NON-USE. KERR SURVEYING IS UNABLE TO CONFIRM THE LACK OF ACTIVE USE; THEREFORE, FURTHER RESEARCH/INVESTIGATION MAY BE REQUIRED.
7. A PRIVATE MAINTENANCE EASEMENT (PRME) SHOWN HEREON SHALL BE PERPETUAL PRIVATE ACCESS EASEMENT IN FAVOR OF THE LOTS ON WHICH A ZERO LOT LINE/PATIO HOMES ARE PLANNED AT THE BOUNDARIES TO WHICH THESE EASEMENTS ARE ADJACENT, AND FURTHERMORE: (1) PROVIDES ACCESS TO THE ADJACENT LOT OWNER FOR INSPECTION, REPAIR, MAINTENANCE, RECONSTRUCTION, MODIFICATION AND REMOVAL OF THE STRUCTURE LOCATED ON THE ADJACENT LOT; AND (2) NO PERMANENT STRUCTURES MAY BE CONSTRUCTED WITHIN A PRME EXCEPT THAT THE OWNER OF A LOT MAY CONSTRUCT AND INSTALL DRIVEWAYS, LANDSCAPE BORDERS, WALKWAYS, IRRIGATION AND LIGHTING, AND FACILITIES INCIDENTAL THERETO WITHIN THE PRME ON SUCH LOT.
8. ALL UTILITY EASEMENTS MUST BE KEPT CLEAR OF ALL BRUSH, TREES, LANDSCAPING OR PERMANENT STRUCTURES. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PLAT, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PLAT TO ACCESS ELECTRIC FACILITIES.
9. COMMON AREA TOTALS 0.556 ACRES. DRAINAGE STRUCTURE WITHIN THOSE COMMON AREAS ARE PRIVATE. THESE AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
10. PATIO HOMES (ZERO LOT LINE DWELLINGS) HAVE BEEN APPROVED FOR THIS SUBDIVISION BY THE BRYAN PLANNING & ZONING COMMISSION ON DECEMBER 2, 2021. PATIO HOME LOTS WILL FOLLOW THE STANDARDS ESTABLISHED IN THE LAND & SITE DEVELOPMENT ORDINANCE SECTION 62-167.
11. NO LOT MAY TAKE DIRECT STREET ACCESS TO OSBORN LANE OR PRAIRIE DRIVE.
12. THE MASTER PRELIMINARY PLAN (CASE No. MP21-06) WAS APPROVED BY THE PLANNING & ZONING COMMISSION ON DECEMBER 2, 2021.
13. ALL STREETS ILLUSTRATED ARE 28.5' WIDE HMA PAVEMENT WITH CONCRETE LAYDOWN CURB/GUTTER AND 5' SIDEWALKS (BOTH SIDES OF STREET). BACK OF CURB RADIUS, AT ALL INTERSECTIONS ARE 25' R.

|   |  |
|---|--|
| <p>KERR SURVEYING, LLC<br/>409 NORTH TEXAS AVENUE<br/>BRYAN, TEXAS 77803<br/>PHONE (979) 268-3195<br/>TBPELS FIRM No. 10018500</p>  |  |
| <p>A FINAL PLAT OF<br/><b>ACADEMY PRESERVE</b><br/>PHASE TWO<br/>BLOCK ONE, LOTS 9 - 20 &amp; BLOCK THREE LOTS 9 - 15<br/>BLOCK FOUR, LOTS 1 - 11<br/>0.556 AC COMMON AREA &amp; 1.156 AC R.O.W. DEDICATION<br/><b>30 LOTS - 5.410 ACRE TRACT</b><br/>BEING A PORTION OF A CALLED 11.81 ACRE TRACT<br/>VOLUME 17194, PAGE 293<br/>JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2<br/>BRYAN, BRAZOS COUNTY, TEXAS<br/>AUGUST 2021</p> |  |
| <p><b>KERR SURVEYING</b></p>  | <p>LANDOWNER INFORMATION<br/>FENIKS HOLDINGS, LLC<br/>c/o TODD CARNES<br/>404 UNIVERSITY DRIVE EAST, SUITE B<br/>COLLEGE STATION, TX 77840<br/>CELL: (979) 220-7835<br/>EMAIL: tcarnes70@gmail.com</p> |
| <p>POST OFFICE BOX 9253<br/>COLLEGE STATION, TEXAS 77842<br/>EMAIL: civil@rmengineer.com<br/>OFFICE - (979) 764-0704</p>  | <p>FILENAME: 0757FP1A   SCALE: 1"=40'<br/>SUBMITTED DATE: 2/28/22<br/>REVISIONS: 3/8/22<br/>DRAWN BY: R.A.M.   CHECKED BY: J. DILLON MEANS<br/>KERR JOB: #22-012</p>                                   |
| <p>TEXAS FIRM REGISTRATION No. F-4695</p>   | <p>RME CONSULTING ENGINEERS<br/>CLIENT NO. PROJECT NO.<br/><b>171 - 0757</b></p>   |
| <p>SHEET <u>2</u> OF 2</p>  |  |