

Vicinity Map

N.T.S.

TURKEY CREEK ROAD
FM 2513

PROJECT
LOCATION

FM 2818

General Notes:

- Title Notes:

This plat was prepared to reflect the title report issued by University Title Company, GF No. 2305006CS, dated: 10-26-2023. Exceptions are addressed as follows:

- 60' wide City of Bryan electrical transmission line easement (187/359 DRBCT) does appear to cross this tract. This easement is described as 30' on each side of a transmission line as installed, but no evidence of an existing transmission line was found in the easement area.
- 60' wide City of Bryan electrical transmission line easement (187/359 DRBCT) does not cross this tract.
- 60' wide City of Bryan electrical transmission line easement (211/431 DRBCT) does cross this tract as shown. This easement is described as 30' on each side of the transmission line as installed.
- 30' wide Lone Star gas pipeline easement (330/756 DRBCT) approximate location not shown hereon and do not appear to cross this tract. No evidence of an existing pipeline was found in the easement area.
- 20' wide sanitary sewer easement to the City of Bryan (936/727 ORBCT) does not cross this tract.
- 100' wide City of Bryan pipeline easement (1487/2683 ORBCT) does not cross this tract.
- 100' wide Brazos Electric Pipeline easement (135/67 DRBCT) does cross this tract as shown hereon.
- 100' wide Brazos Electric Power Coop. Inc transmission line easement (277/561 DRBCT) does not cross this tract.
- Called 1183 acre easement to the Texas A&M University System (552/51 DRBCT) does cross this tract as shown hereon.
- 3' wide easement to Vanguard Pipeline Corp. (602/502 ORBCT) does cross this tract as shown.
- All other items are not survey items and/or are not addressed by this plat.

Page 1 of 2

*Block 1, Lots 1-21, Common Areas,
and ROW - 11.15 Acres
Volume 19833, Page 49 OPRBCT
Zeno Phillips League Survey, A-45
Bryan, Brazos County, Texas*

May 2025

Owner:
The Croft Bryan Texas, LLC
PO Box 663
Bryan, TX 77806


Engineer:
 **J4 Engineering**
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

Surveyor:
Kerr Surveying, LLC
1718 Briarcrest Dr.
Bryan, TX 77802
979-268-3195
TBPELS #10018500
Proj # 24-036

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Grant Carrabba, in c/o The Craft Bryan Texas, LLC, the owner and developer of the land shown on this plat being the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 19833, Page 49, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.


Grant Carrabba, Owner
c/o The Croft Bryan Texas, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Grant Carrabba known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same stated. Given under my hand and seal on this 9 day of May 2005.

Brian Gomez
Notary Public, Brazos County, Texas



CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael Konetski, Registered Professional Land Surveyor No. 6531, 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.

Michael Korjetski, R.P.L.S. No. 653



APPROVAL OF THE CITY PLANNER

I, Martin Zimmerman, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plan is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 12 day of April, 2022.

City Planner
Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Clayton Watson, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the 12th day of April, 2025 and same was duly approved on the 12th day of April, 2025 by said Commission.

Chair, Planning & Zoning Commission, Bryan, Texas

FIELD NOTES DESCRIPTION
OF A
11.15 ACRE TRACT
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 11.15 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRYAN, BRAZOS COUNTY, TEXAS, DESCRIBED IN A CORRECTION DEED TO THE CROFT BRYAN TEXAS, LLC, RECORDED IN VOLUME 19833, PAGE 49 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC) AND BEING OUT OF A CALLED 24.826 ACRE TRACT DESCRIBED IN A DEED TO ELMO NEAL, SR. IN VOLUME 450, PAGE 864 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID 11.15 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCONRUO ROAD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE NORTHWEST SIDE OF TURKEY CREEK ROAD, AT THE EAST CORNER OF SAID 11.15 ACER TRACT AND THE SOUTH CORNER OF A CALLED 2.93 ACER TRACT OF LAND DESCRIBED IN A DEED TO RICHARD RAY WILLIAMS RECORDED IN VOLUME 2217, PAGE 101 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORCBT), FROM WHICH THE CITY OF BRYAN MONUMENT GPS-114 BEARS N 07° 05' 26" E, A DISTANCE OF 7,774.91 FEET;

THENCE, WITH THE NORTHWEST LINE OF TURKEY CREEK ROAD, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 858.69 FEET, AN ARC LENGTH OF 205.35 FEET, A DELTA ANGLE OF 13° 42' 06", AND A CHORD WHICH BEARS S 32° 26' 40" W, A DISTANCE OF 204.86 FEET TO A 1/2 INCH IRON ROD FOUND (ALL 1/2 INCH IRON RODS FOUND WITH BLUE PLASTIC CAPS STAMPED 'KERR SURVEYING') FOR THE SOUTHEAST CORNER HEREOF;

THENCE, WITH EXTERIOR BOUNDARY OF SAID 11.15 ACRE TRACT COMMON WITH SAID REMAINDER OF 24.826 ACRE TRACT FOR THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1) N 80° 37' 28" W, A DISTANCE OF 214.31 FEET TO A 1/2 INCH IRON ROD FOUND;
2) N 59° 03' 40" W, A DISTANCE OF 869.55 FEET TO A 1/2 INCH IRON ROD FOUND;

3)N 57° 09' 51" W, A DISTANCE OF 310.86 FEET TO A 1/2 INCH IRON ROD FOUND;
4)N 24° 37' 13" E, A DISTANCE OF 33.07 FEET TO A 1/2 INCH IRON ROD FOUND;

6) N 11° 23' 12" E, A DISTANCE OF 176.71 FEET TO A 1/2 INCH IRON ROD FOUND; AND

THENCE, WITH THE COMMON LINE OF SAID 2.93 ACRE TRACT AND SAID 11.04 ACRE TRACT, S 48° 38' 41" E,
FOR A DISTANCE OF 1,227.76 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 11.15 ACRES,
MORE OR LESS.

CERTIFICATE OF THE COUNTY CLERK

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 5/20/2025 10:37:00 AM
In the PLAT Records

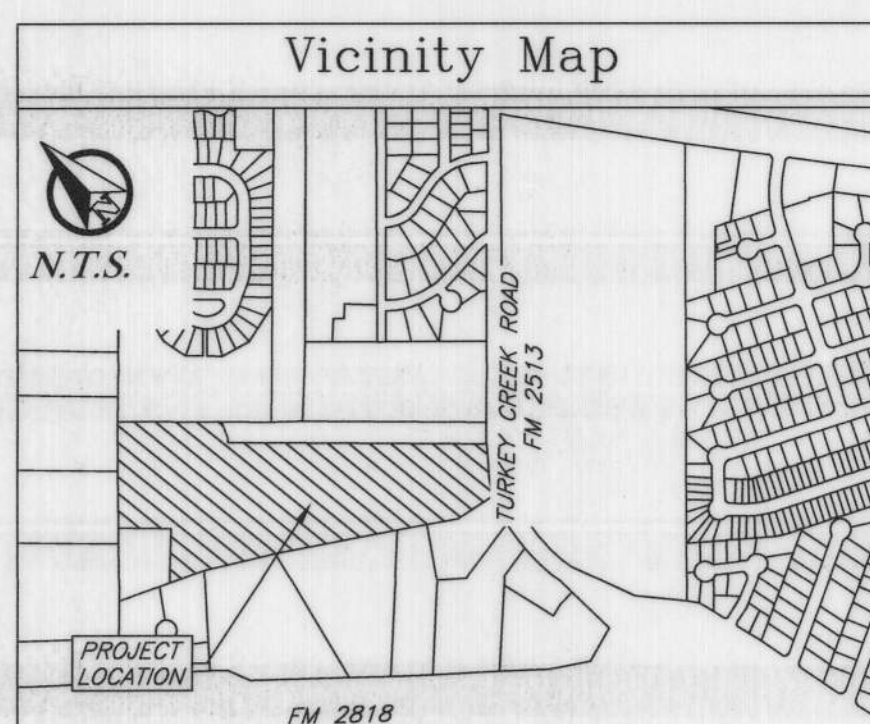
Doc Number: 2025-155723
Volume - Page: 19861 - 182
Number of Pages: 2
Amount: 72.00
Order#: 20250520000048
By: JV

Karen McQueen
County Clerk, Brazos County, Texas

Annotations:

ROW-	Right-of-Way
HMAC-	Hot mix Asphaltic concrete
DRBCT-	Deed Records of Brazos County, Texas
ORBCT-	Official Records of Brazos County, Texas
ORCBCT-	Official Public Records of Brazos County, Texas
(C)-	Record information
(CM)-	Controlling Monument used to establish property boundaries
PUE-	Public Utility Easement
PAE-	Public Access Easement
TYP-	Typical
N/F-	Now or Formerly

Easement Layout



General Notes:

- Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), 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 in US survey feet and decimals unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00010881 (calculated using GRS01D12B).
- No portion of this tract lies within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C01958 revised date: May 16, 2012.
- 1/2" Iron rods with blue plastic cap stamped "KERR SURVEYING" will be set at all angle points and lot corners unless otherwise stated.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- All properties shall have residential fire sprinkler systems installed, in order to achieve Certificate of Occupancy.
- All utilities shown are approximate location.
- This property is zoned Multi-Family (MF).
- The property proposed use is four-plexes and tri-plexes.
- Distances shown along curves are chord lengths.
- A Homeowner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair, and maintenance of all common areas, private drainage easements, private landscape easements, and private stormwater detention facilities, which are part of the subdivision. This City of Bryan shall not be responsible for any operation, repair or maintenance of these areas.
- 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 PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
- Reduced front setbacks for all lots was approved via Planning Variance case no. PV24-06 by Bryan Planning and Zoning Commission on May 2, 2024.

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- 10' wide City of Bryan pipeline easement (1487/663 DRBCT) does not cross this tract.
- 30' wide Sinclair refining pipeline easement (132/67 DRBCT) does cross this tract as shown hereon.
- 100' wide Brazos Electric Power Coop. Inc. transmission line easement (271/651 DRBCT) does not cross this tract.
- Called 1.183 acre easement to the Texas A&M University System (552/51 DRBCT) does cross this tract as shown hereon.
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FINAL PLAT
Page 2 of 2

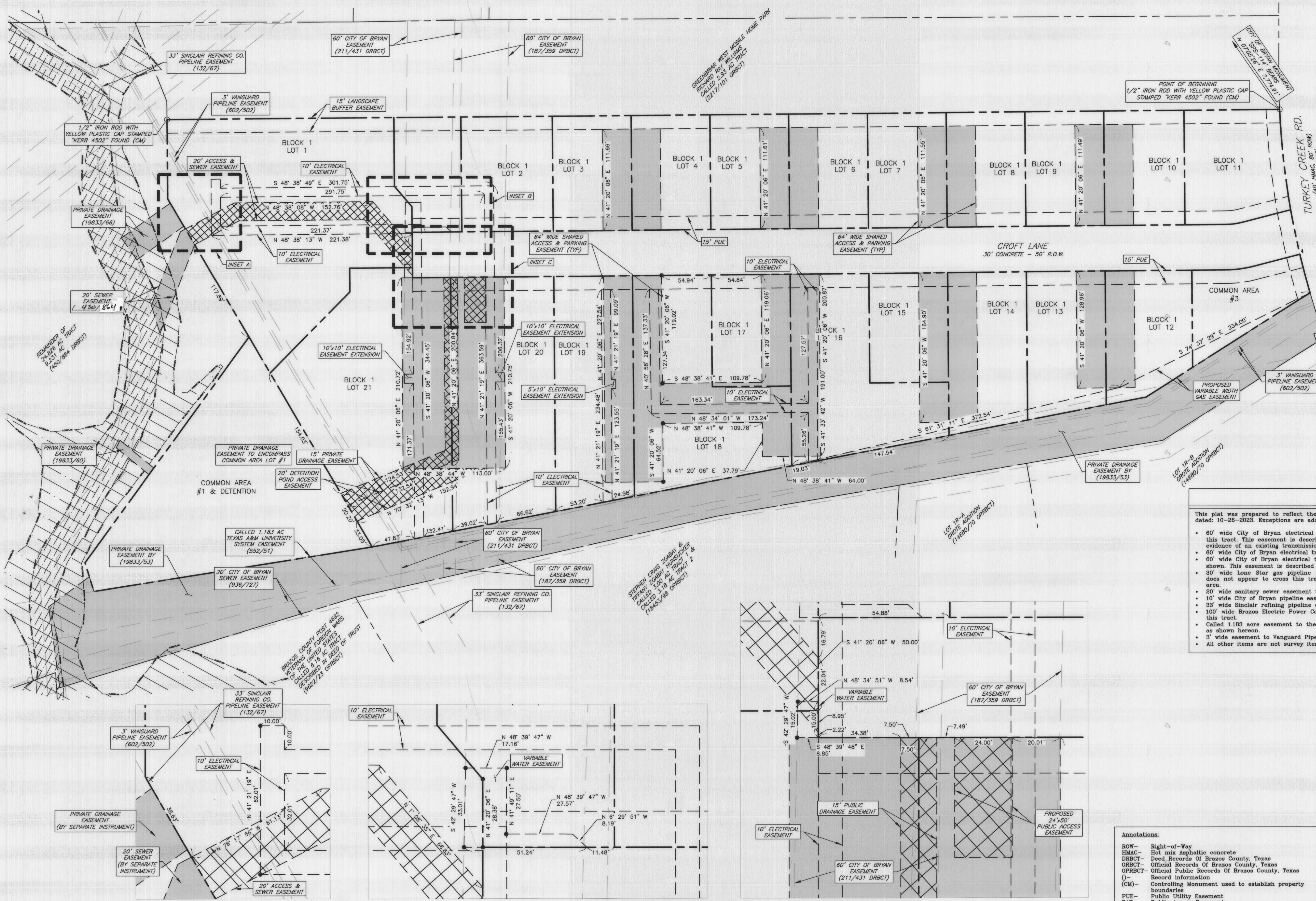
The Croft Subdivision

Block 1, Lots 1-21, Common Areas,
and ROW - 11.15 Acres
Volume 19833, Page 49 OPRBCT
Zeno Phillips League Survey, A-45
Bryan, Brazos County, Texas
May 2025

Owner:
The Croft Bryan Texas, LLC
PO Box 463
Bryan, TX 77806

Engineer:
IA Engineering
PO Box 5192
Bryan, TX 77805
979-739-4567
TBPE F-5951

Surveyor:
Kerr Surveying, LLC
1718 Briarcrest Dr.
Bryan, TX 77802
979-268-3192
TBPELS #10018500
Proj # 24-036



Inset A:
N.T.S.

Inset B:
N.T.S.

Inset C:
N.T.S.

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