SCALE: 1" = 50'

0 50 100 150 Feet

LEGEND:

DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS

ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

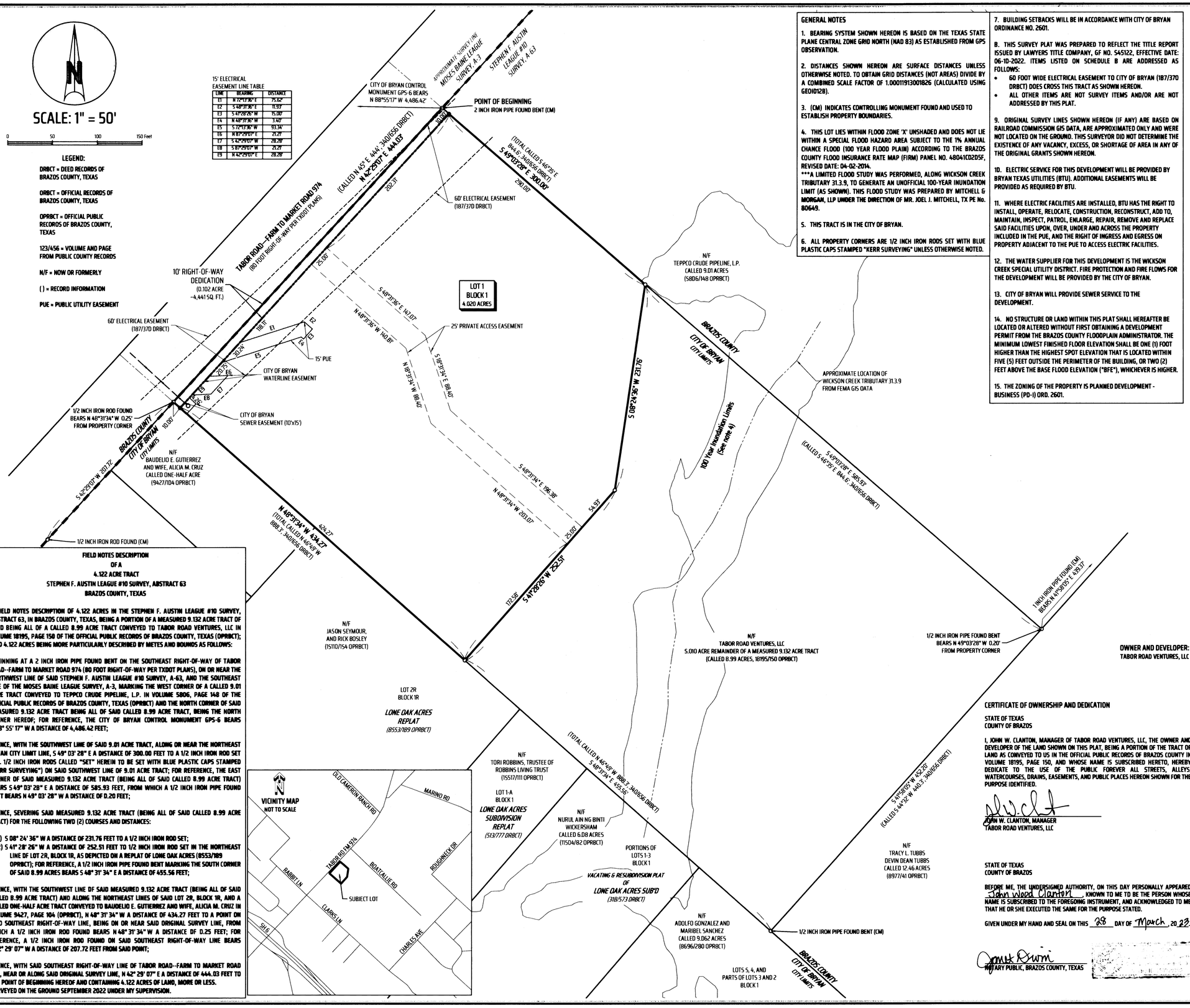
N/F = NOW OR FORMERLY

( ) = RECORD INFORMATION

PUE = PUBLIC UTILITY EASEMENT

15' ELECTRICAL EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	N72°13'36" E	75.62'
E2	S48°31'36" E	11.93'
E3	S41°28'26" W	15.00'
E4	N48°31'36" W	3.40'
E5	S72°13'36" W	93.34'
E6	N87°29'07" E	21.21'
E7	S42°29'07" W	28.28'
E8	S87°29'07" W	21.21'
E9	N42°29'07" E	28.28'



GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH (NAD 83) AS ESTABLISHED FROM GPS OBSERVATION.

2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011913001826 (CALCULATED USING GEOID12B).

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

4. THIS LOT 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) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0205F, REVISED DATE: 04-02-2014.
***A LIMITED FLOOD STUDY WAS PERFORMED, ALONG WICKSON CREEK TRIBUTARY 31.3.9, TO GENERATE AN UNOFFICIAL 100-YEAR INUNDATION LIMIT (AS SHOWN). THIS FLOOD STUDY WAS PREPARED BY MITCHELL & MORGAN, LLP UNDER THE DIRECTION OF MR. JOEL J. MITCHELL, TX PE No. 80649.

5. THIS TRACT IS IN THE CITY OF BRYAN.

6. ALL PROPERTY CORNERS ARE 1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED.

7. BUILDING SETBACKS WILL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE NO. 2601.

8. THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY LAWYERS TITLE COMPANY, GF NO. 545122, EFFECTIVE DATE: 06-10-2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
- 60 FOOT WIDE ELECTRICAL EASEMENT TO CITY OF BRYAN (187/370 DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

9. ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.

10. ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.

11. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCTION, 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.

12. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WICKSON CREEK SPECIAL UTILITY DISTRICT. FIRE PROTECTION AND FIRE FLOWS FOR THE DEVELOPMENT WILL BE PROVIDED BY THE CITY OF BRYAN.

13. CITY OF BRYAN WILL PROVIDE SEWER SERVICE TO THE DEVELOPMENT.

14. NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE BRAZOS COUNTY FLOODPLAIN ADMINISTRATOR. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE (1) FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE (5) FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION ("BFE"), WHICHEVER IS HIGHER.

15. THE ZONING OF THE PROPERTY IS PLANNED DEVELOPMENT - BUSINESS (PD-I) ORD. 2601.

APPROVAL OF THE CITY PLANNER

I, Martin Zimmermann, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND 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 28th DAY OF March, 2023.

CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, W Paul Kroeger, 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 28th DAY OF March, 2023.

CITY ENGINEER, BRYAN, TEXAS

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 3/29/2023 1:30:56 PM
In the PLAT Records

Doc Number: 2023 – 1498428
Volume – Page: 18538 – 235
Number of Pages: 1
Amount: 73.00
Order#: 20230329000065
By: DB

COUNTY, DO
FICATES OF
DAY OF
DS COUNTY,

COUNTY CLERK
BRAZOS COUNTY, TEXAS

FIELD NOTES DESCRIPTION
OF A
4.122 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE #10 SURVEY, ABSTRACT 63
BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 4.122 ACRES IN THE STEPHEN F. AUSTIN LEAGUE #10 SURVEY, ABSTRACT 63, IN BRAZOS COUNTY, TEXAS, BEING A PORTION OF A MEASURED 9.132 ACRE TRACT OF LAND BEING ALL OF A CALLED 8.99 ACRE TRACT CONVEYED TO TABOR ROAD VENTURES, LLC IN VOLUME 18195, PAGE 150 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 4.122 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 2 INCH IRON PIPE FOUND BENT ON THE SOUTHEAST RIGHT-OF-WAY OF TABOR ROAD--FARM TO MARKET ROAD 974 (80 FOOT RIGHT-OF-WAY PER TXDOT PLANS), ON OR NEAR THE NORTHWEST LINE OF SAID STEPHEN F. AUSTIN LEAGUE #10 SURVEY, A-63, AND THE SOUTHEAST LINE OF THE MOSES BAINE LEAGUE SURVEY, A-3, MARKING THE WEST CORNER OF A CALLED 9.01 ACRE TRACT CONVEYED TO TEPPCO CRUDE PIPELINE, L.P. IN VOLUME 5806, PAGE 148 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) AND THE NORTH CORNER OF SAID MEASURED 9.132 ACRE TRACT BEING ALL OF SAID CALLED 8.99 ACRE TRACT, BEING THE NORTH CORNER HEREOF; FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-6 BEARS N 88° 55' 17" W A DISTANCE OF 4,486.42 FEET;

THENCE, WITH THE SOUTHWEST LINE OF SAID 9.01 ACRE TRACT, ALONG OR NEAR THE NORTHEAST BRYAN CITY LIMIT LINE, S 49° 03' 28" E A DISTANCE OF 300.00 FEET TO A 1/2 INCH IRON ROD SET (ALL 1/2 INCH IRON RODS CALLED "SET" HEREIN TO BE SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING") ON SAID SOUTHWEST LINE OF 9.01 ACRE TRACT; FOR REFERENCE, THE EAST CORNER OF SAID MEASURED 9.132 ACRE TRACT (BEING ALL OF SAID CALLED 8.99 ACRE TRACT) BEARS S 49° 03' 28" E A DISTANCE OF 585.93 FEET, FROM WHICH A 1/2 INCH IRON PIPE FOUND BENT BEARS N 49° 03' 28" W A DISTANCE OF 0.20 FEET;

THENCE, SEVERING SAID MEASURED 9.132 ACRE TRACT (BEING ALL OF SAID CALLED 8.99 ACRE TRACT) FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) S 08° 24' 36" W A DISTANCE OF 231.76 FEET TO A 1/2 INCH IRON ROD SET;
2) S 41° 28' 26" W A DISTANCE OF 252.51 FEET TO 1/2 INCH IRON ROD SET IN THE NORTHEAST LINE OF LOT 2R, BLOCK 1R, AS DEPICTED ON A REPLAT OF LONE OAK ACRES (8553/189 OPRBCT); FOR REFERENCE, A 1/2 INCH IRON PIPE FOUND BENT MARKING THE SOUTH CORNER OF SAID 8.99 ACRES BEARS S 48° 31' 34" E A DISTANCE OF 455.56 FEET;

THENCE, WITH THE SOUTHWEST LINE OF SAID MEASURED 9.132 ACRE TRACT (BEING ALL OF SAID CALLED 8.99 ACRE TRACT) AND ALONG THE NORTHEAST LINES OF SAID LOT 2R, BLOCK 1R, AND A CALLED ONE-HALF ACRE TRACT CONVEYED TO BAUDELIO E. GUTIERREZ AND WIFE, ALICIA M. CRUZ IN VOLUME 9427, PAGE 104 (OPRBCT), N 48° 31' 34" W A DISTANCE OF 434.27 FEET TO A POINT ON SAID SOUTHEAST RIGHT-OF-WAY LINE, BEING ON OR NEAR SAID ORIGINAL SURVEY LINE, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 48° 31' 34" W A DISTANCE OF 0.25 FEET; FOR REFERENCE, A 1/2 INCH IRON ROD FOUND ON SAID SOUTHEAST RIGHT-OF-WAY LINE BEARS S 42° 29' 07" W A DISTANCE OF 207.72 FEET FROM SAID POINT;

THENCE, WITH SAID SOUTHEAST RIGHT-OF-WAY LINE OF TABOR ROAD--FARM TO MARKET ROAD 974, NEAR OR ALONG SAID ORIGINAL SURVEY LINE, N 42° 29' 07" E A DISTANCE OF 444.03 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 4.122 ACRES OF LAND, MORE OR LESS. SURVEYED ON THE GROUND SEPTEMBER 2022 UNDER MY SUPERVISION.

OWNER AND DEVELOPER:
TABOR ROAD VENTURES, LLC

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, JOHN W. CLANTON, MANAGER OF TABOR ROAD VENTURES, LLC, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING A PORTION OF THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 18195, PAGE 150, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE IDENTIFIED.

JOHN W. CLANTON, MANAGER
TABOR ROAD VENTURES, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Ward Clanton, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS 28 DAY OF March, 2023

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION 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 THE 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.

3/21/23

STATE OF TEXAS REGISTERED MICHAEL KONETSKI 6531 PROFESSIONAL LAND SURVEYOR

MICHAEL KONETSKI
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6531

REVISED 3-15-2023 TO REMOVE PGZ CERTIFICATION

FINAL PLAT
OF
HUSH AND WHISPER BARREL STORAGE
BLOCK 1, LOT 1, AND RIGHT-OF-WAY DEDICATION
TOTAL 4.122 ACRES, BEING A PORTION OF A MEASURED 9.132 ACRE TRACT
PREVIOUSLY CALLED 8.99 ACRES IN VOLUME 18195, PAGE 150 OPRBCT
STEPHEN F. AUSTIN LEAGUE #10 SURVEY, ABSTRACT 63
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

KERR SURVEYING

"When one person stands to gain over another, the facts must be uncovered"

SCALE: 1 INCH = 50 FEET
SURVEY DATE: 09-09-2022 | PLAT DATE: 09-21-2022
JOB NUMBER: 22-794 | CAD NAME: 22-794-Final Plat-S
POINT FILE: 22-794-ALL
DRAWN BY: TJF CHECKED BY: MK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM