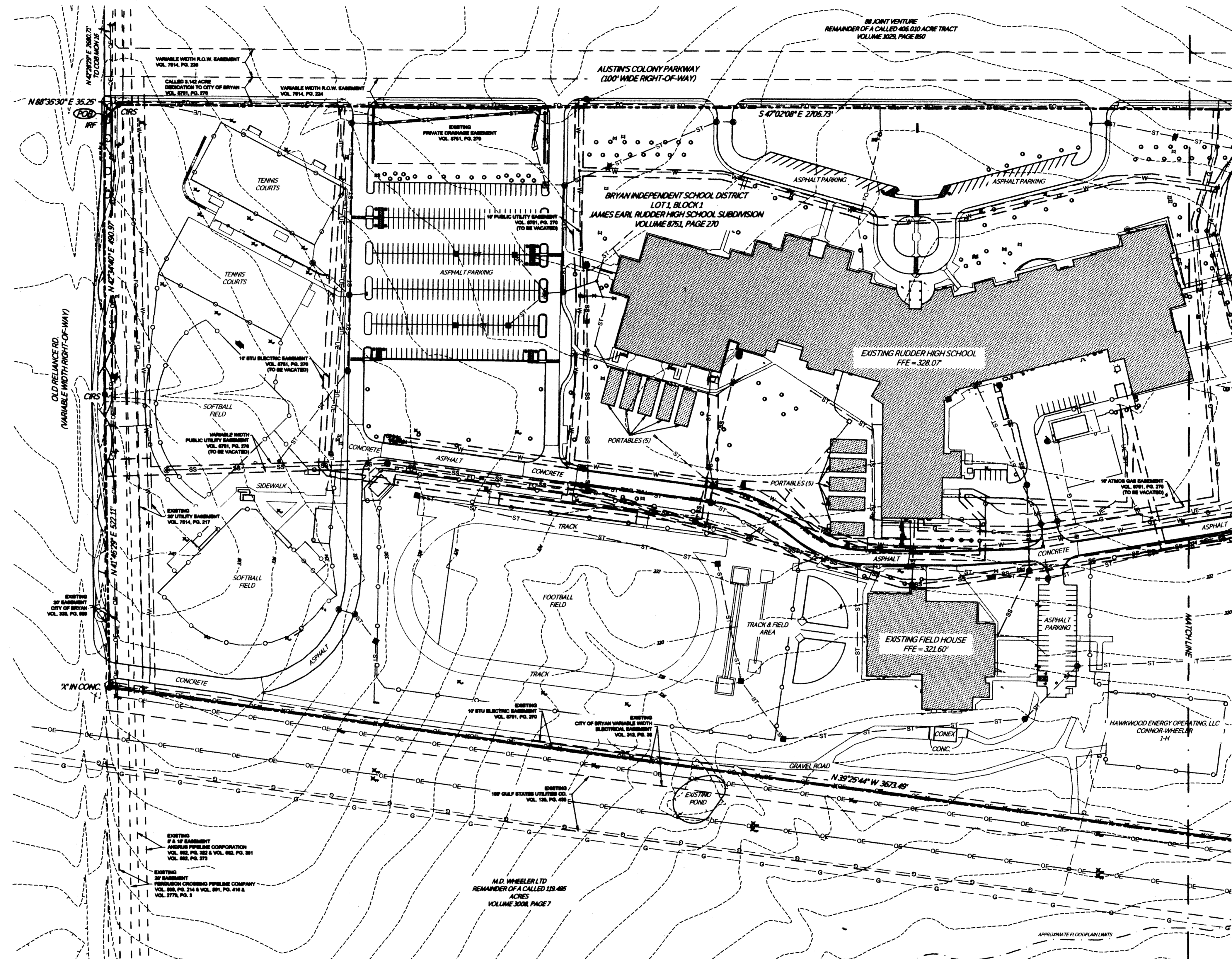


- LEGEND**
- IRF = IRON ROD FOUND
  - IRS = IRON ROD SET
  - FW = FIRE HYDRANT
  - EM = ELECTRIC METER
  - GM = GAS METER
  - TP = TELEPHONE PEDestal
  - SS = SANITARY SEWER CLEAN OUT
  - PP = POWER POLE
  - LP = LIGHT POLE
  - ICV = IRRIGATION CONTROL VALVE
  - WV = WATER VALVE
  - WM = WATER METER
  - FDC = FIRE DEPARTMENT CONNECTION
  - SSM = STORM SEWER MANHOLE
  - SSMI = STORM SEWER GRATE INLET
  - SSMH = SANITARY SEWER MANHOLE
  - PL = PROPERTY LINE
  - WF = WOOD FENCE LINE
  - CLFL = CHAIN LINK FENCE LINE
  - WL = WATER LINE
  - FOC = FIBER OPTIC CABLE
  - ULGL = UNDERGROUND GAS LINE
  - ULEL = UNDERGROUND ELECTRIC
  - OEL = OVERHEAD ELECTRIC
  - FL = APPROXIMATE FLOODPLAIN LIMITS



**ORIGINAL PLAT**

**FINAL PLAT**  
**LOT 1R OF BLOCK 1R**  
**JAMES EARL RUDDER HIGH SCHOOL SUBDIVISION**  
**96.71 ACRES**  
**CRAWFORD BURNETT LEAGUE, A-7**  
**BEING A REPLAT OF BLOCK 1,**  
**JAMES EARL RUDDER HIGH SCHOOL SUBDIVISION**  
**VOLUME 6770, PAGE 124**  
**BRYAN INDEPENDENT SCHOOL DISTRICT**  
**CRAWFORD BURNETT LEAGUE, A-7**  
**COLLEGE STATION, BRAZOS COUNTY, TEXAS**

- NOTES:**
1. COORDINATES REFER TO NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203) AS OBTAINED BY GPS OBSERVATIONS AND ARE GRID REPRESENTATIONS. BEARINGS AND DISTANCES ARE SURFACE MEASUREMENTS.
  2. THE PROPERTY IS CURRENTLY ZONED A-O (AGRICULTURAL OPEN) AS SHOWN ON SURVEY.
  3. PORTIONS OF THIS PROPERTY FALL WITHIN THE 300 YEAR FLOODPLAIN ACCORDING TO THE FEMA FIRM MAP FOR CITY OF BRYAN, TEXAS, COMMUNITY MAP NO. 480002 PANEL NO. 0200F, MAP NO. 48041C0200F, REVISED EFFECTIVE DATE OF APRIL 2, 2014 AND BRYAN, TEXAS, COMMUNITY MAP NO. 480002 PANEL NO. 0210F, MAP NO. 48041C0210F, REVISED EFFECTIVE DATE OF APRIL 2, 2014.
  4. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
  5. VACATING EASEMENTS DEDICATED BY ORIGINAL PLAT WITH EXCEPTION TO PRIVATE DRAINAGE EASEMENTS.

**GESSNER ENGINEERING**

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 2501 Ashford Drive  
 College Station, Texas 77840  
 www.gessnerengineering.com

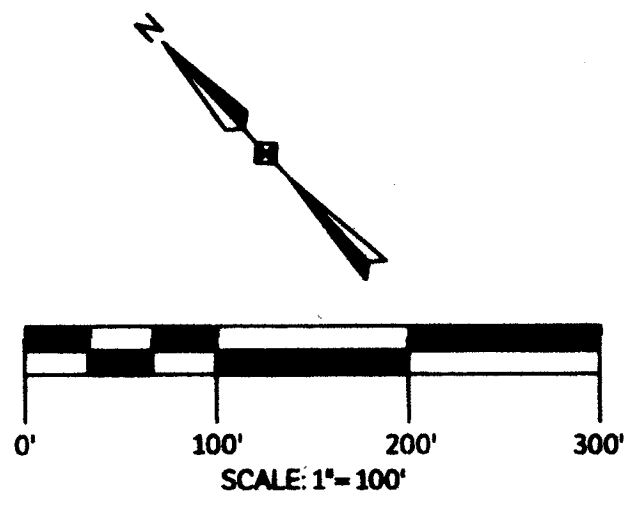
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 TYPE P-3481, TRIPLE P-5682881

COLLEGE STATION 979.680.81  
 BROWNSVILLE 979.836.6055  
 FORT WORTH 817.405.0774  
 SAN ANTONIO 210.556.4124

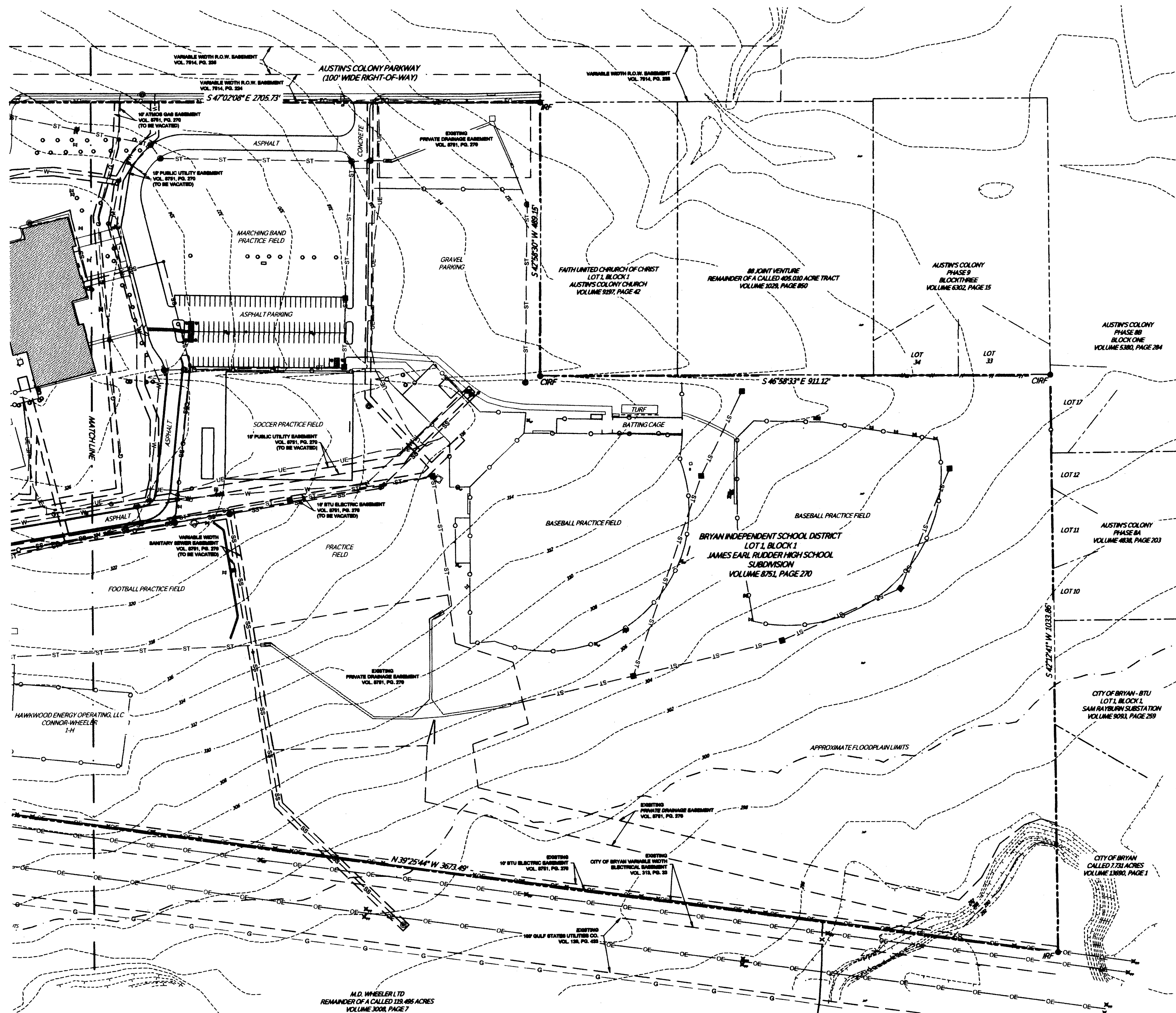
PLAN DESIGN VERIFY

**SURVEY PLAT**

Issue Date: 05-02-18  
 Drawn By: MN  
 Checked By: MK  
 Project Number: 17-0635  
 Sheet Number: 1 of 4



- LEGEND**
- IRF = IRON ROD FOUND
  - IRS = IRON ROD SET
  - ⊕ = FIRE HYDRANT
  - ⊕ = ELECTRIC METER
  - ⊕ = GAS METER
  - ⊕ = TELEPHONE PEDESTAL
  - ⊕ = SANITARY SEWER CLEAN OUT
  - ⊕ = POWER POLE
  - ⊕ = LIGHT POLE
  - ⊕ = IRRIGATION CONTROL VALVE
  - ⊕ = WATER VALVE
  - ⊕ = WATER METER
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  - ⊕ = STORM SEWER MANHOLE
  - ⊕ = STORM SEWER GRATE INLET
  - ⊕ = SANITARY SEWER MANHOLE
  - = PROPERTY LINE
  - = WOOD FENCE LINE
  - = CHAIN LINK FENCE LINE
  - = WATER LINE
  - = FIBER OPTIC CABLE
  - = UNDERGROUND GAS LINE
  - = UNDERGROUND ELECTRIC
  - = OVERHEAD ELECTRIC
  - - - = APPROXIMATE FLOODPLAIN LIMITS



**ORIGINAL PLAT**

**FINAL PLAT**  
**LOT 1R OF BLOCK 1R**  
**JAMES EARL RUDDER HIGH SCHOOL SUBDIVISION**  
**96.71 ACRES**  
**CRAWFORD BURNETT LEAGUE, A-7**  
**BEING A REPLAT OF BLOCK 1,**  
**JAMES EARL RUDDER HIGH SCHOOL SUBDIVISION**  
**VOLUME 6770, PAGE 124**

BRYAN INDEPENDENT SCHOOL DISTRICT  
 CRAWFORD BURNETT LEAGUE, A-7  
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

- NOTES:**
1. BASIS OF BEARINGS AND COORDINATES REFER TO NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, CNTRL ZONE (4203) AS OBTAINED BY GPS OBSERVATIONS AND ARE GRID REPRESENTATIONS.
  2. THE PROPERTY IS CURRENTLY ZONED A-O (AGRICULTURAL OPEN) AS SHOWN ON SURVEY.
  3. PORTIONS OF THIS PROPERTY FALL WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FIRM MAP FOR CITY OF BRYAN, TEXAS, COMMUNITY MAP NO. 480082 PANEL NO. 0208F, MAP NO. 4804100208F, REVISED EFFECTIVE DATE OF APRIL 2, 2014 AND BRYAN, TEXAS, COMMUNITY MAP NO. 480082 PANEL NO. 0228F, MAP NO. 4804100228F, REVISED EFFECTIVE DATE OF APRIL 2, 2014.
  4. ALL MINIMUM BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
  5. VACATING EASEMENTS DEDICATED BY ORIGINAL PLAT WITH EXCEPTION TO PRIVATE DRAINAGE EASEMENTS.

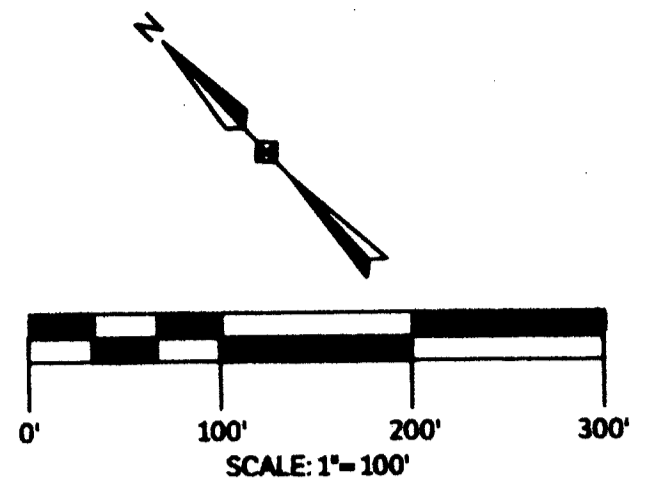


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 Corporate Office  
 2501 Ashford Drive  
 College Station, Texas 77940  
 www.gessnerengineering.com  
 FIRM REGISTRATION NUMBER:  
 TYPE P-7482, TUPLE P-36558219  
 COLLIER STATION 979.680.8840  
 MIDLAND 979.836.6855  
 FORT WORTH 817.405.0774  
 SAN ANTONIO 210.556.4124

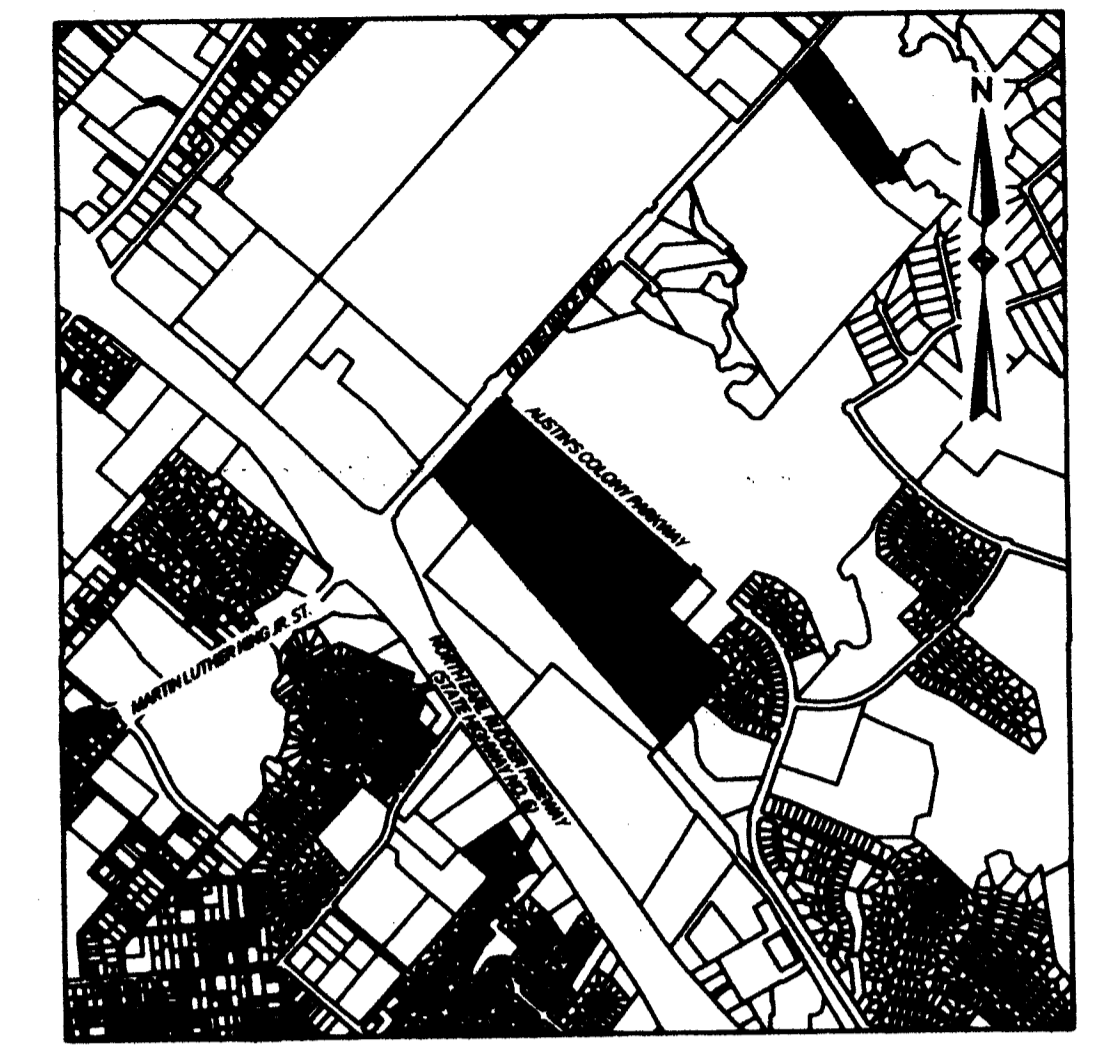
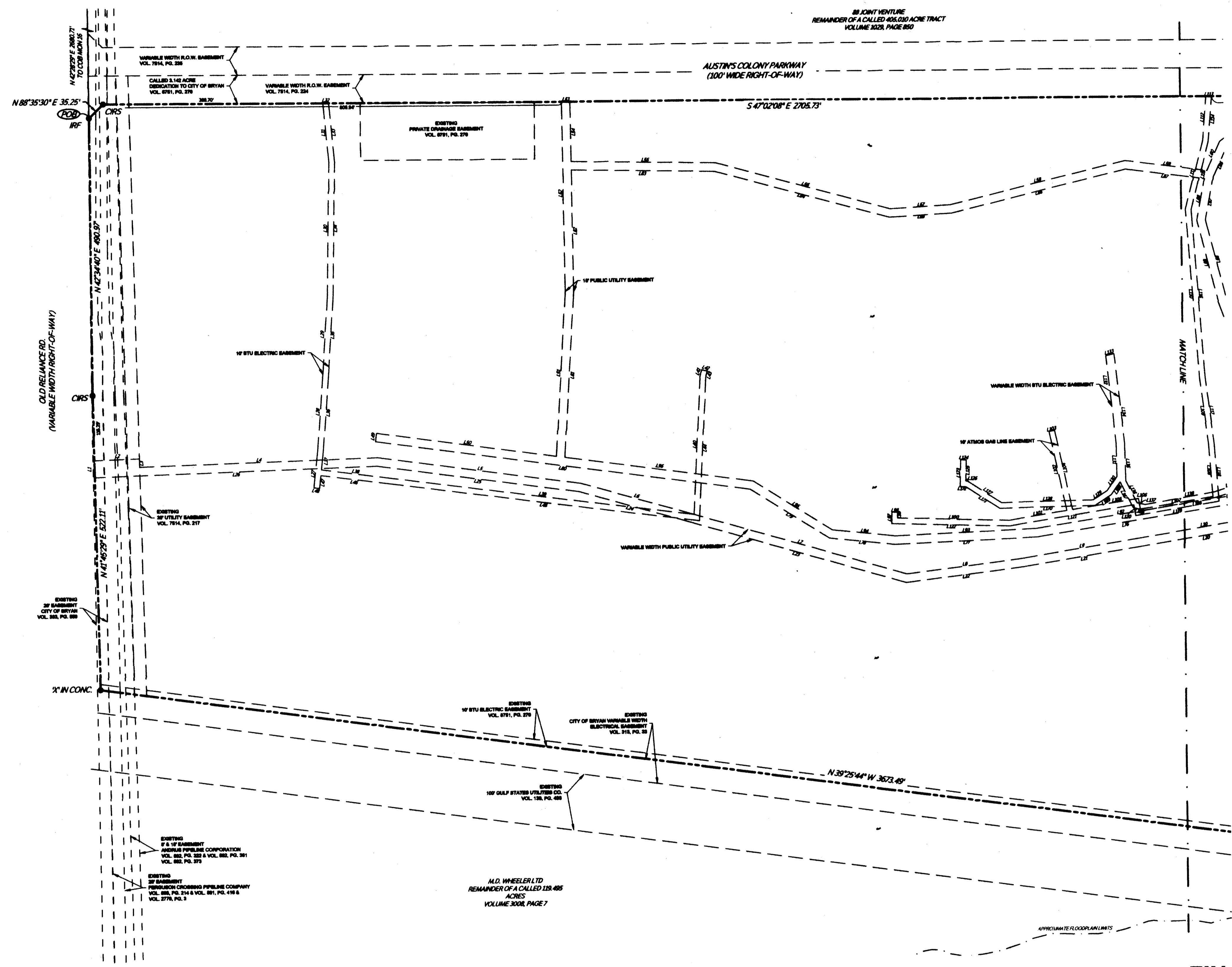
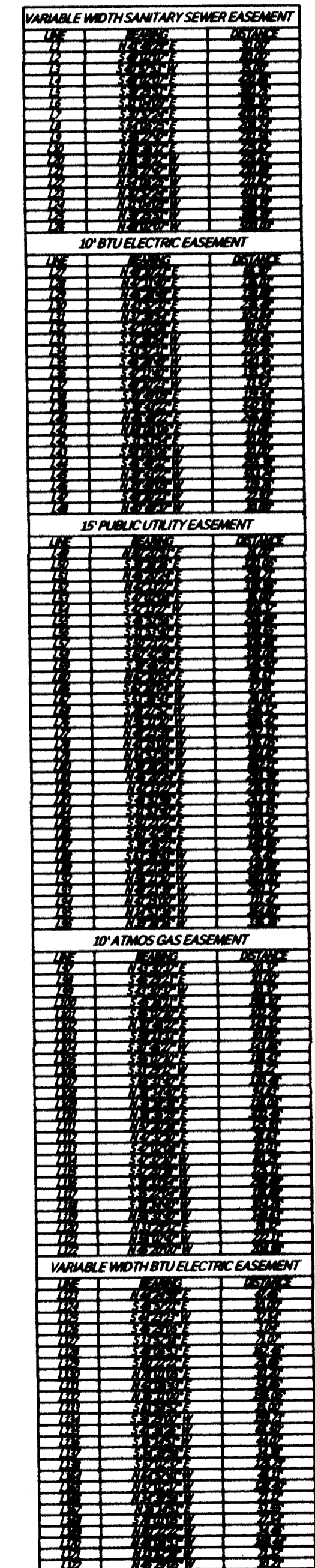
**SURVEY PLAT**

Issue Date: 05-02-18  
 Drawn By: MN  
 Checked By: MK  
 Project Number: 17-0635  
 Sheet Number: 2 of 4



**LEGEND**

—	IRON ROD FOUND
—	CAPPED IRON ROD SET
—	CAPPED IRON ROD FOUND
---	PROPERTY LINE
---	EASEMENT
---	ADJACENT PROPERTY LINE
---	ADJACENT LOT LINE



**VICINITY MAP**  
NOT TO SCALE

**REPLAT**

REASON FOR REPLAT: VACATE ALL EXISTING UTILITY EASEMENTS DEDICATED BY ORIGINAL PLAT, VOL. 6774, PG. 278, TO REFLECT CURRENT UTILITY LOCATIONS, WITH THE EXCEPTION OF THE PRIVATE DRAINAGE EASEMENTS

**FINAL PLAT**

**LOT 1R OF BLOCK 1R**  
**JAMES EARL RUDDER HIGH SCHOOL SUBDIVISION**  
**96.71 ACRES**  
**CRAWFORD BURNETT LEAGUE, A-7**  
**BEING A REPLAT OF BLOCK 1,**  
**JAMES EARL RUDDER HIGH SCHOOL SUBDIVISION**  
**VOLUME 6770, PAGE 124**

**BRYAN INDEPENDENT SCHOOL DISTRICT**  
**CRAWFORD BURNETT LEAGUE, A-7**  
**COLLEGE STATION, BRAZOS COUNTY, TEXAS**



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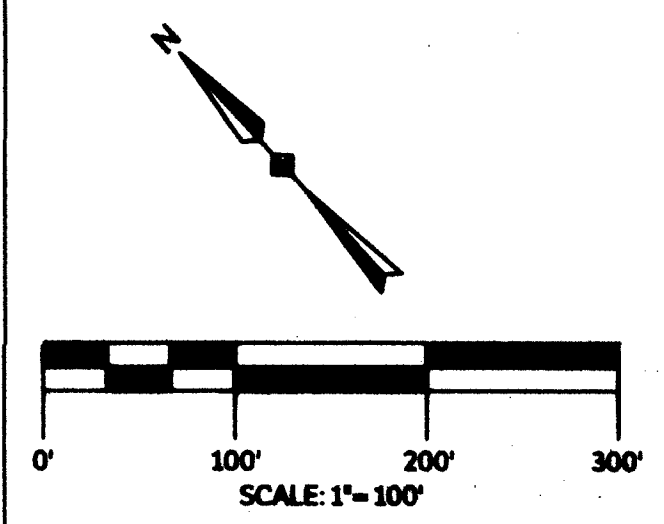
**PLAN DESIGN SERIES**  
 FIRM REGISTRATION NUMBER:  
 TYPE P-3482, TRIPLE P-36229969  
 COLLIER STATION 979.680.8840  
 HOUSTON 979.836.6855  
 FORT WORTH 817.405.0774  
 SAN ANTONIO 210.556.4124

**REPLAT**

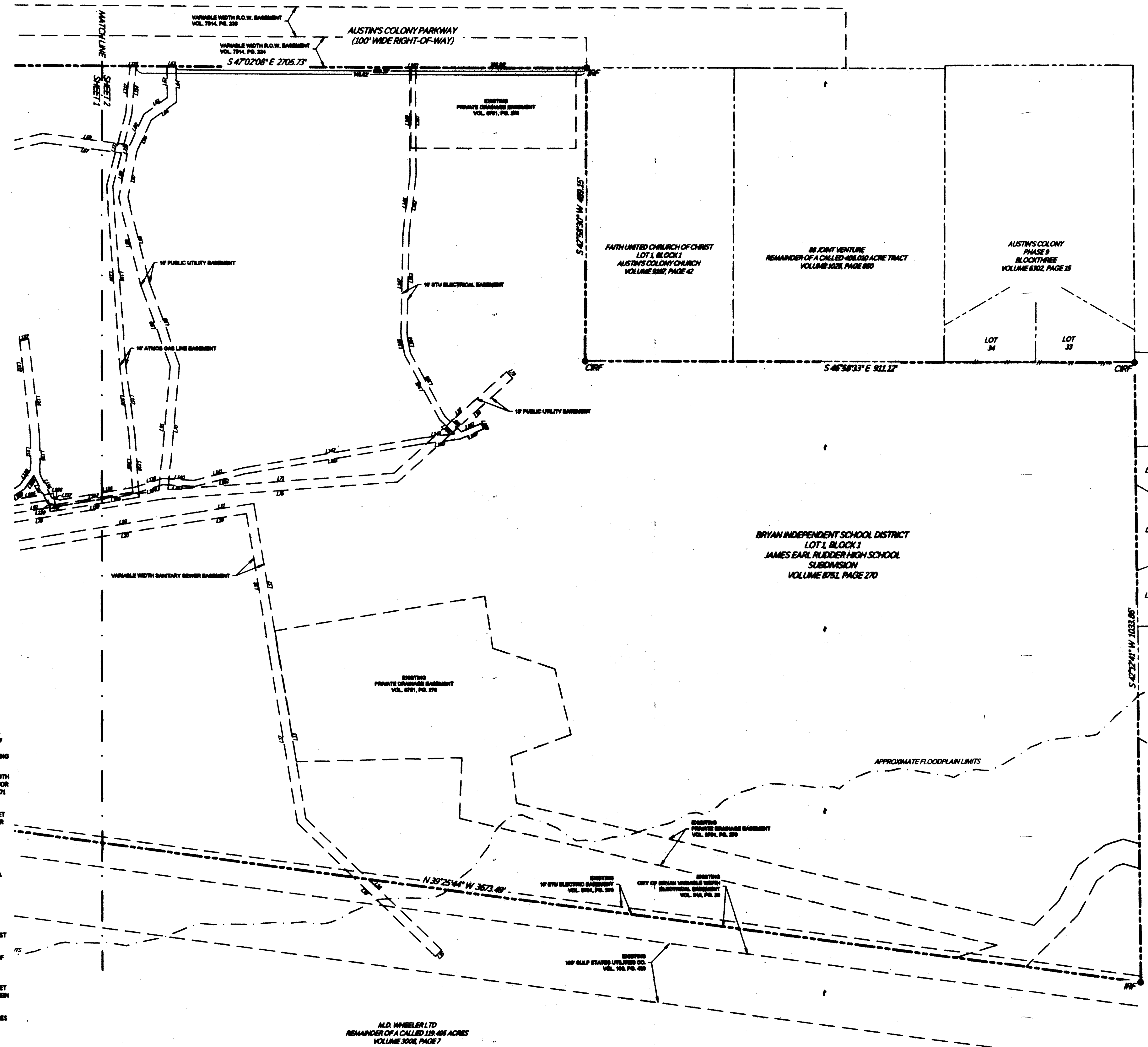
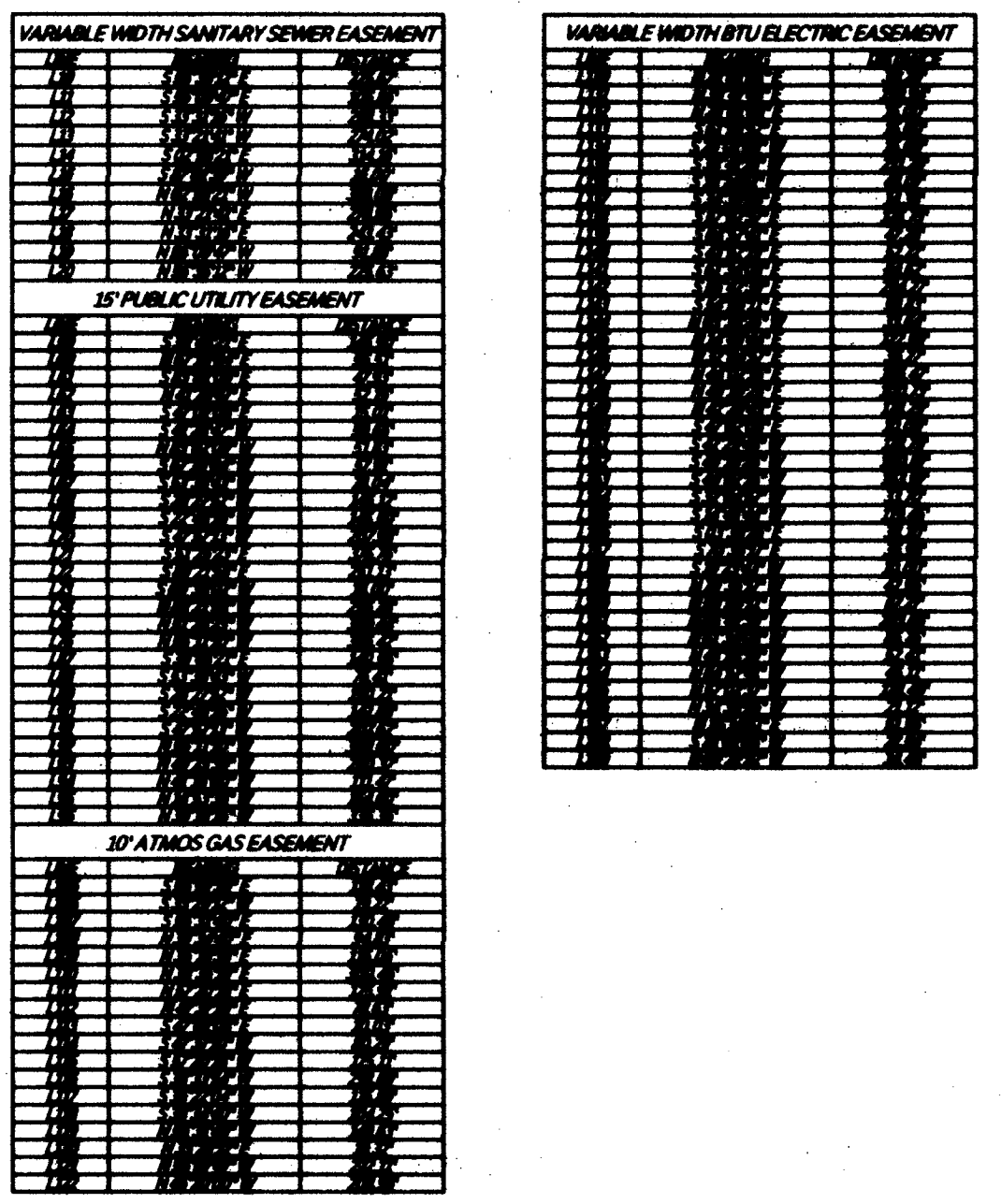
Issue Date: 05-02-18  
 Drawn By: MN  
 Checked By: MK  
 Project Number: 17-0635  
 Sheet Number: 3 of 4

**NOTES:**

- COORDINATES REFER TO NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203) AS OBTAINED BY GPS OBSERVATIONS AND ARE GRID REPRESENTATIONS. BEARINGS AND DISTANCES ON THE PLAT REFLECT SURFACE MEASUREMENTS.
- THE PROPERTY IS CURRENTLY ZONED A-O (AGRICULTURAL OPEN) AS SHOWN ON SURVEY.
- PORTIONS OF THIS PROPERTY FALL WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FIRM MAP FOR CITY OF BRYAN, TEXAS, COMMUNITY MAP NO. 480082 PANEL NO. 0209F, MAP NO. 480410209F, REVISED EFFECTIVE DATE OF APRIL 2, 2014 AND BRYAN, TEXAS, COMMUNITY MAP NO. 480082 PANEL NO. 0218F, MAP NO. 480410218F, REVISED EFFECTIVE DATE OF APRIL 2, 2014.
- ALL MINIMUM BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
- VACATING EASEMENTS DEDICATED BY ORIGINAL PLAT WITH EXCEPTION TO PRIVATE DRAINAGE EASEMENTS.



- LEGEND**
- IRON ROD FOUND
  - CAPPED IRON ROD SET
  - CAPPED IRON ROD FOUND
  - PROPERTY LINE
  - EASEMENT
  - ADJACENT PROPERTY LINE
  - ADJACENT LOT LINE



**SECRETARY OF CITY ENGINEER**  
 I, PAUL KASPAR, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF BRYAN.  
 \_\_\_\_\_  
 CITY ENGINEER  
 CITY OF BRYAN, TEXAS

**SECRETARY OF CITY PLANNER**  
 I, MARTIN ZEMERBAUM, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND ZONING COMMISSIONS 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 THIS DAY OF May, 2018.  
 \_\_\_\_\_  
 CITY PLANNER  
 BRYAN, TEXAS

Filed for Record  
 Official Public Records Of:  
 Brazos County Clerk  
 On: 7/23/2018 10:38:48 AM  
 In the PLAT Records

Doc Number: 2018-1335854  
 Volume - Page: 14810-85  
 Number of Pages: 4  
 Amount: 75.00  
 Order#: 20180723000033  
 By: PT Karen McQueen/County Clerk  
By: Orlo Bax- /Deputy Clerk



BY CERTIFY THAT THIS RECORD IS MY OFFICE THE 7, TEXAS, IN VOLUME

**STATE OF TEXAS**  
**COUNTY OF BRAZOS**  
 I, Brian J. Sp, OWNER AND DEVELOPER OF James Earl Rudder High School TRACT OF LAND AS SHOWN TO IT IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 6770 PAGE 124 AND WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE DISCULDS THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.  
 \_\_\_\_\_  
 NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

**STATE OF TEXAS**  
**COUNTY OF BRAZOS**  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE DISCULDS THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.  
 \_\_\_\_\_  
 NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

**STATE OF TEXAS**  
**COUNTY OF BRAZOS**  
 I, Brian J. Sp, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY APPROVED BY THE COMMISSION ON THE DAY OF May, 2018.  
 \_\_\_\_\_  
 CHAIR, PLANNING AND ZONING COMMISSION  
 CITY OF BRYAN, TEXAS

**METERS AND BOUNDS DESCRIPTION**

ALL THAT CERTAIN PARCEL OR TRACT OF LAND LYING AND BEING STRAYED IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2, CITY OF BRYAN, BRAZOS COUNTY, TEXAS, AND BEING A RESURVEY OF LOT 1, BLOCK 1, JAMES EARL RUDDER HIGH SCHOOL SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN VOLUME 6770, PAGE 124 OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.T.X.) AND BEING MORE PARTICULARLY DESCRIBED BY METERS AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT 1/2-INCH IRON ROD FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF OLD RELIANCE ROAD (VARIABLE WIDTH 10-40) FOR THE WESTERN END CORNER OF SAID LOT 1, FOR REFERENCE, A BRASS OR ALUMINUM DISC IN CONCRETE, FOUND FOR THE CITY OF BRYAN SURVEY CONTROL NETWORK MONUMENT 14, BEARS NORTH 42 DEGREES 28 MINUTES 28 SECONDS EAST, 288.71 FEET;

THENCE NORTH 88 DEGREES 38 MINUTES 30 SECONDS EAST, 35.36 FEET, TO A 1/2-INCH CAPPED IRON ROD, STAMPED "BESSNER" SET IN THE SOUTHWEST RIGHT-OF-WAY LINE OF AUSTIN COLONY PARKWAY (200 FEET WIDE R-O-W) FOR THE EASTERLY NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 47 DEGREES 02 MINUTES 04 SECONDS EAST, 278.73 FEET, WITH SAID SOUTHWEST RIGHT-OF-WAY LINE OF AUSTIN COLONY PARKWAY, TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHERLY EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 42 DEGREES 44 MINUTES 30 SECONDS WEST, 488.18 FEET, LEAVING SAID SOUTHWEST RIGHT-OF-WAY LINE, TO A 1/2-INCH CAPPED IRON ROD STAMPED "BLAND" FOUND IN THE NORTHEAST LINE OF A CALLED 128.486 ACRE TRACT, DESCRIBED IN A DEED TO WHEELER LTD, RECORDED IN VOLUME 3008, PAGE 807 (O.R.B.C.T.X.) BEING A PORTION OF THE ALISH ACRES BY SECOND AND THIRD TRACTS, RECORDED IN VOLUME 211, PAGES 364 (EMD) RECORDS OF BRAZOS, TEXAS (O.R.B.C.T.X.) FOR THE INTERIOR EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 46 DEGREES 58 MINUTES 33 SECONDS EAST, WITH SAID NORTHEAST LINE 811.12 FEET, TO A 1/2-INCH CAPPED IRON ROD FOUND, MARKED "WOODMAN LASTER", FOR THE SOUTHERLY EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 42 DEGREES 12 MINUTES 41 SECONDS WEST, 833.16 FEET, TO A 1/2-INCH IRON ROD FOUND BENT IN THE SOUTHEAST LINE OF SAID CALLED 128.486 ACRE TRACT, FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 38 DEGREES 26 MINUTES 44 SECONDS WEST, 367.48 FEET, TO AN "X" CUT IN CONCRETE IN THE NORTHEAST LINE OF SAID CALLED 128.486 ACRE TRACT AND THE SOUTHWEST RIGHT-OF-WAY LINE OF OLD RELIANCE ROAD, FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

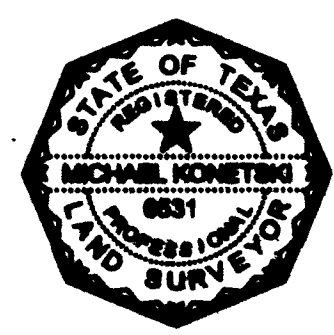
THENCE NORTH 43 DEGREES 46 MINUTES 28 SECONDS EAST, 822.11 FEET, TO A 1/2-INCH CAPPED IRON ROD STAMPED "BESSNER", SET IN THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF OLD RELIANCE ROAD, FOR AN ANGLE POINT IN THE NORTHWEST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 42 DEGREES 34 MINUTES 14 SECONDS EAST, 480.87 FEET, TO THE PLACE OF BEGINNING AND OCCUPYING 96.71 ACRES OF LAND, MORE OR LESS.

**CERTIFICATE OF SURVEYOR**

I, MICHAEL KONIETSKI, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6531, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE, CORRECT, AND ACCURATELY REPRESENTS THE LINES AND DIMENSIONS OF THE PROPERTY, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT IT INDICATES ALL EASEMENTS AND FENCES AS THEY ARE VISIBLE ON THE GROUND, AND THAT THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON.

Michael Konietski 5/8/18  
 MICHAEL KONIETSKI R.P.L.S. NO. 6531



**REPLAT**

REASON FOR REPLAT: VACATE ALL EXISTING UTILITY EASEMENTS DEDICATED BY ORIGINAL PLAT, VOL. 6770, PGS. 278, TO REFLECT CURRENT UTILITY LOCATIONS, WITH THE EXCEPTION OF THE PRIVATE DRAINAGE EASEMENTS

- NOTES:**
1. BASIS OF BEARINGS AND COORDINATES REFER TO NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4810) AS OBTAINED BY GPS OBSERVATIONS AND ARE GRID REPRESENTATIONS.
  2. THE PROPERTY IS CURRENTLY ZONED A-0 (AGRICULTURAL OPEN) AS SHOWN ON SURVEY.
  3. PORTIONS OF THIS PROPERTY FALL WITHIN THE 300 YEAR FLOODPLAIN ACCORDING TO THE PRIMA FIRMA MAP FOR CITY OF BRYAN, TEXAS, COMMUNITY MAP NO. 48082C PAGES 10, 020P; 30MP NO. 48082C001P; REVISED EFFECTIVE DATE OF APRIL 2, 2014 AND BRYAN, TEXAS, COMMUNITY MAP NO. 48082C PAGES 10, 020P; 30MP NO. 48082C001P; REVISED EFFECTIVE DATE OF APRIL 2, 2014.
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**FINAL PLAT**  
**LOT 1R OF BLOCK 1R**  
**JAMES EARL RUDDER HIGH SCHOOL SUBDIVISION**  
**96.71 ACRES**  
**CRAWFORD BURNETT LEAGUE, A-7**  
**BEING A REPLAT OF BLOCK 1,**  
**JAMES EARL RUDDER HIGH SCHOOL SUBDIVISION**  
**VOLUME 6770, PAGE 124**  
**BRYAN INDEPENDENT SCHOOL DISTRICT**  
**CRAWFORD BURNETT LEAGUE, A-7**  
**COLLEGE STATION, BRAZOS COUNTY, TEXAS**



**GESSNER ENGINEERING**  
 Corporate Office  
 2501 Ashland Drive  
 College Station, Texas 77840  
 www.gessnerengineering.com

PRIMA FIRMA REGISTRATION NUMBER:  
 TRIPLE F-4841, TRIPLE F-48808888

COLLEGE STATION 979.680.8840  
 MIDLAND 979.836.6885  
 HOUSTON 837.405.0774  
 SAN ANTONIO 210.556.4124

**REPLAT**

Date: 05-02-18  
 Drawn By: MN  
 Checked By: MK  
 Project Number: 17-0635  
 Sheet Number: 4 of 4