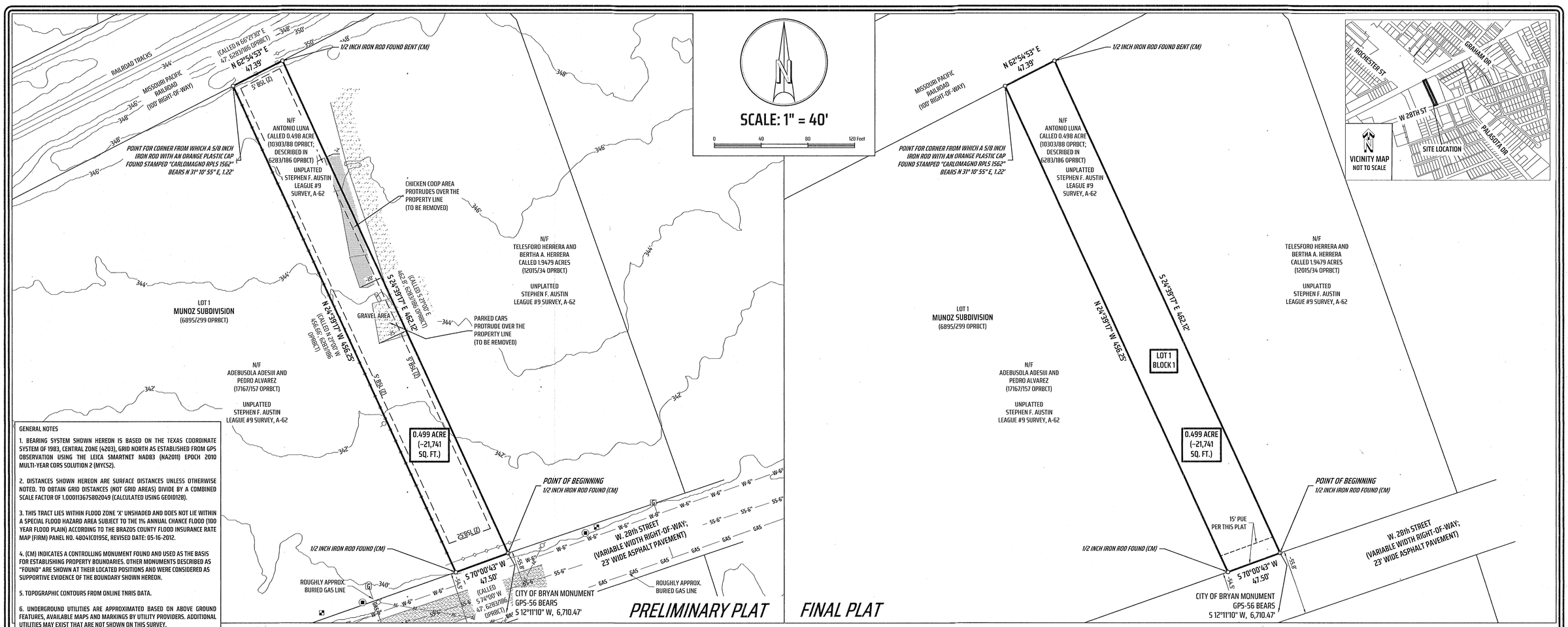


GENERAL NOTES

1. 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).

2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT GRID AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011367580204 9 (CALCULATED USING GEOID12B).

3. 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) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0195E, REVISED DATE: 05-16-2012.

4. (CM) INDICATES A CONTROLLING MONUMENT FOUND AND USED AS THE BASIS FOR ESTABLISHING PROPERTY BOUNDARIES. OTHER MONUMENTS DESCRIBED AS "FOUND" ARE SHOWN AT THEIR LOCATED POSITIONS AND WERE CONSIDERED AS SUPPORTIVE EVIDENCE OF THE BOUNDARY SHOWN HEREON.

5. TOPOGRAPHIC CONTOURS FROM ONLINE TNRIS DATA.

6. UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

7. (202/419 DRBCT) RIGHT OF WAY EASEMENT TO LONE STAR GAS CO. DOES NOT APPEAR TO CROSS THIS TRACT PER WRITTEN REPLY FROM ATMOS GAS ON 05/29/2026 CONFIRMING THEIR GAS LINE IS ON THE SOUTH SIDE OF W. 28TH STREET AT THIS LOCATION. THIS BLANKET RIGHT OF WAY EASEMENT DOES APPEAR TO APPLY TO THIS TRACT AND IS BLANKET IN NATURE, THEREFORE IT IS UNPLOTTABLE AND THE GAS LINE DOES NOT APPEAR TO CROSS THIS TRACT.

8. DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT TO AN EXPERT CONSULTANT.

9. THIS SURVEY DOES NOT PROVIDE A DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

10. THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.

11. VISIBLE IMPROVEMENTS WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. IMPROVEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREON.

12. FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. THE FENCE LINE MAY MEANDER BETWEEN SAID MEASURED LOCATIONS. THE DIMENSIONS SHOWING THE DISTANCE BETWEEN THE FENCE AND THE PROPERTY LINE ALSO INDICATES WHICH SIDE OF THE PROPERTY LINE THE FENCE IS ON.

13. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT OR TITLE REPORT. AS SUCH, IT DOES NOT ADDRESS EASEMENTS, ENCUMBRANCES, OR OTHER MATTERS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY. ADDITIONAL TITLE RESEARCH MAY REVEAL CONDITIONS NOT SHOWN HEREON.

14. THE BRYAN PLANNING AND ZONING COMMISSION APPROVED VARIANCE REQUEST, PVZ26-13, ON JUNE 4, 2026 FOR LOT WIDTH.

15. THIS PROPERTY IS ZONED RESIDENTIAL DISTRICT-5000 (RD-5) AS APPROVED BY THE BRYAN CITY COUNCIL ON JULY 14, 2026 BY ORDINANCE NO. 2795.

16. 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.

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
- BSL = BUILDING SETBACK LINES
- O = 1/2 INCH IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED
- WATER METER
- CLEAN OUT
- UTILITY POLE
- GAS METER
- AERIAL ELECTRIC LINES
- WIRE MESH FENCE
- CHAIN LINK FENCE
- APPROXIMATE LOCATION OF 6" SANITARY SEWER LINE
- APPROXIMATE LOCATION OF 6" WATER LINE
- CONCRETE
- GRAVEL
- ASPHALT
- CHICKEN COUP AREA

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF Michigan
COUNTY OF Wayne

I, ANTONIO LUNA, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING ALL OF THE TRACT OF LAND AS CONVEYED TO ME IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 10303, PAGE 88 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.

STATE OF Michigan
COUNTY OF Wayne

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Antonio Luna-Martinez KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 02 DAY OF October, 2026.

Abdullah Abdulrahman
NOTARY PUBLIC, Wayne COUNTY, Michigan

ABDULLAH ABDULRAHMAN
Notary Public - State of Michigan
County of Wayne
My Commission Expires Aug 30, 2027
Acting in the County of Wayne

APPROVAL OF THE CITY PLANNER

I, _____ 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 ____, DAY OF _____, 20__.

_____
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, _____ 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 ____, DAY OF _____, 20__.

_____
CITY ENGINEER, BRYAN, 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 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.

_____
MICHAEL KONETSKI, RPLS NO. 6531

STATE OF TEXAS
REGISTERED
MICHAEL KONETSKI
6531
PROFESSIONAL
LAND SURVEYOR
7-20-26

FIELD NOTES DESCRIPTION
OF A
0.499 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT 62
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.499 ACRE (21,741 SQUARE FEET) IN THE STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT 62, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 0.498 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ANTONIO LUNA RECORDED IN VOLUME 10303, PAGE 88 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), AND FURTHER DESCRIBED IN VOLUME 6283, PAGE 186 (OPRBCT); SAID 0.499 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found in the north right-of-way line of West 28th Street (right-of-way width unknown), same being the southwest corner of a called 1.9479 acre tract described in a deed to Telesford Herrera and Bertha A. Herrera recorded in Volume 12015, Page 34 (OPRBCT), and the southeast corner of said Luna tract, for the southeast corner hereof, from which the City of Bryan Monument GPS-56 Bears S 12° 11' 10" W, a distance of 6,710.47 feet;

THENCE, with the south line of said Luna tract and along the north right-of-way line of West 28th Street, S 70° 00' 43" W, for a distance of 47.50 feet to a 1/2 inch iron rod found at the southwest corner of said Luna tract, same being the southwest corner of Lot One (1) of the Munoz Subdivision recorded in Volume 17167, Page 157 (OPRBCT), and in the north right-of-way line of said West 28th Street, being the southwest corner hereof;

THENCE, with the common line of said Luna Tract and said Munoz Subdivision, N 24° 39' 17" W, for a distance of 456.25 feet to a point for corner from which a 5/8 inch iron rod found with an orange plastic cap stamped "CARLOMAGNO RPLS 1562" bears N 31° 10' 55" E, a distance of 1.22 feet, said point for corner being in the south right-of-way line of the Union Pacific Railroad, and being the northwest corner of said Luna tract and the northeast corner of said Munoz Subdivision for the northwest corner hereof;

THENCE, with the common line of said Luna tract and said Union Pacific Railroad, N 62° 54' 53" E, for a distance of 47.39 feet to an 1/2 inch iron rod found bent at the northeast corner of said Luna tract and in the south line of said railroad right-of-way line, for the northeast corner hereof;

THENCE, with the common line of said Luna tract and said Herrera tract, S 24° 39' 17" E, for a distance of 462.12 feet to the POINT OF BEGINNING hereof and containing 0.499 ACRE (~21,741 Sq. Ft.), more or less. Surveyed on the ground January 2026 under my supervision.

ZONING SETBACK NOTES

THIS TRACT IS ZONED RESIDENTIAL DISTRICT-5000 (RD-5) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

FRONT SETBACK -	25 FEET
SIDE SETBACK -	5 FEET
REAR SETBACK -	5 FEET

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 20___, IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME ____, PAGE ____.

_____
COUNTY CLERK, BRAZOS COUNTY, TEXAS

FINAL PLAT
OF
LUNA ON WEST 28th SUBDIVISION
BLOCK 1, LOT 1

TOTAL 0.499 ACRE MEASURED
BEING A FINAL PLAT OF ALL OF A CALLED 0.498 ACRE TRACT
VOLUME 10303, PAGE 88, OPRBCT
DESCRIBED IN VOLUME 6283, PAGE 186, OPRBCT
STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT No. 62
BRYAN, BRAZOS COUNTY, TEXAS

OWNER: ANTONIO LUNA, 231 FAIRMONT STREET, RIVER ROUGE, MICHIGAN 48218

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

SCALE: 1 INCH = 40 FEET
FIELD SURVEY DATE: 01-21-2026 | PLAT DATE: 07-20-2026
JOB NUMBER: 25-1488 | CAD NAME: 25-1488-S FP Luna
POINT FILE: BOT-GTG (cont); 25-1488 (job)
DRAWN BY: MH & TJF CHECKED BY: MK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM