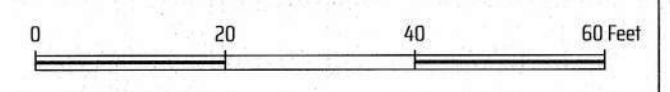
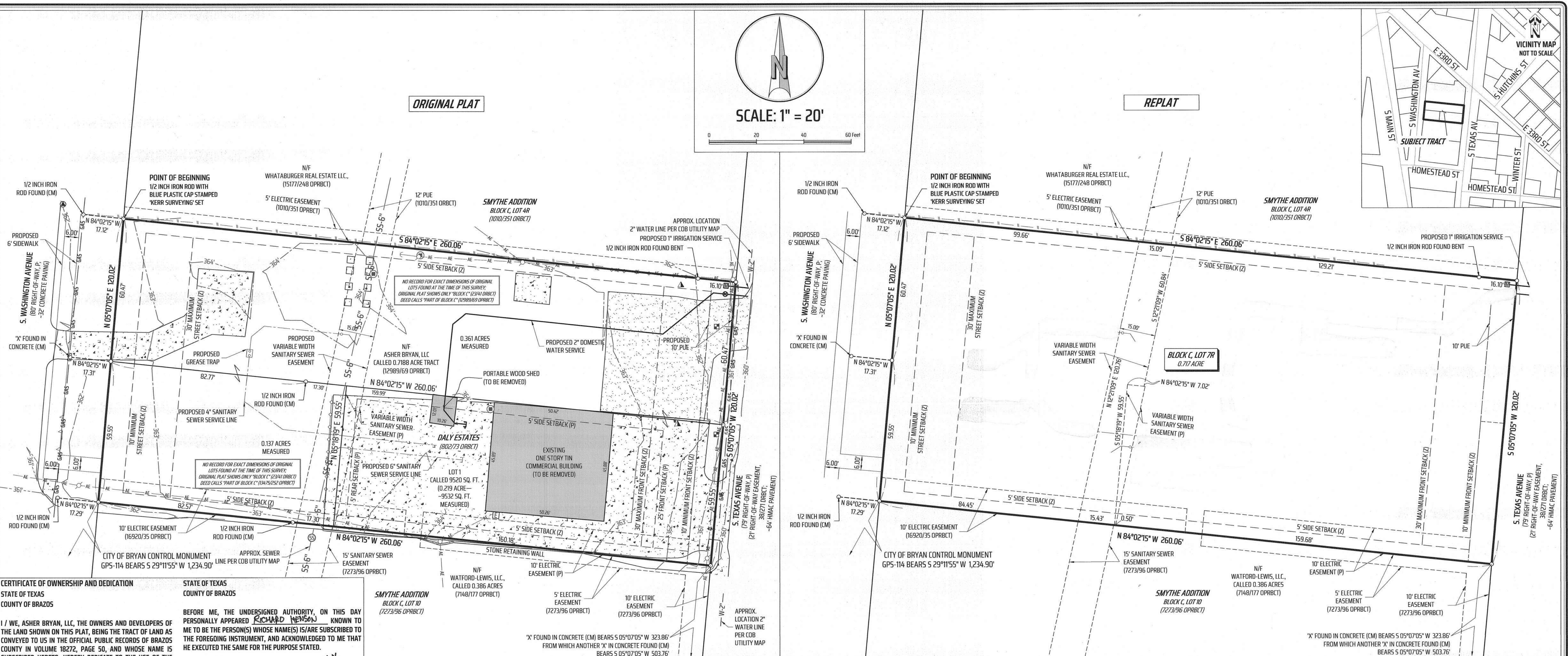
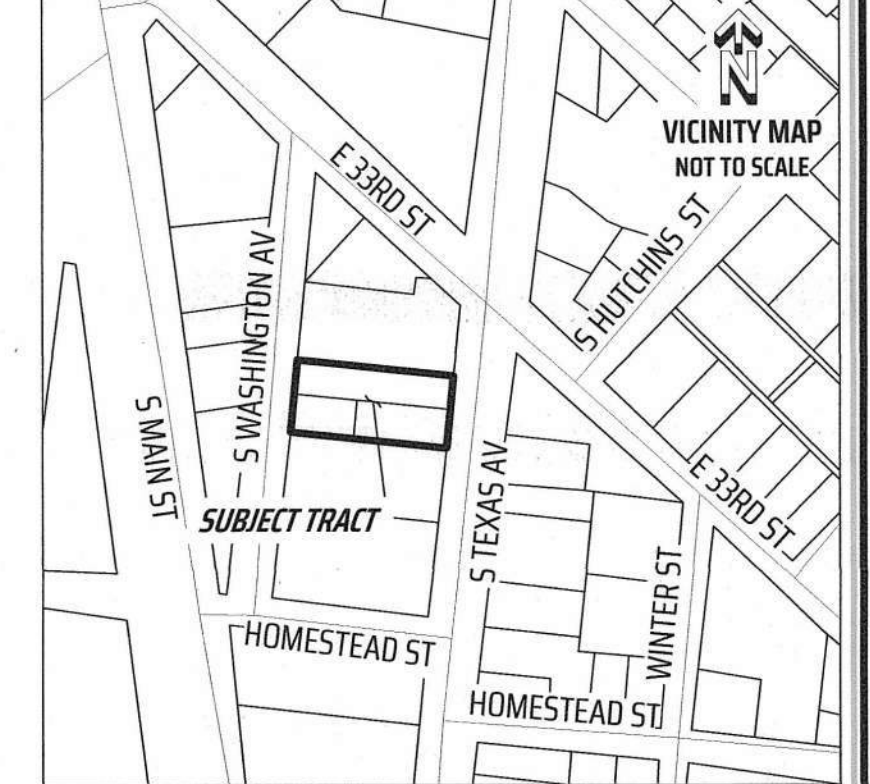


SCALE: 1" = 20'



ORIGINAL PLAT

REPLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, WE, ASHER BRYAN, LLC, THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 18272, PAGE 50, 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.

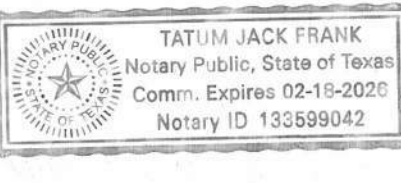
STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **RICHARD HENSON** KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE ASSUBSCRIBED 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 11 DAY OF APRIL, 2023

Richard Henson
RICHARD HENSON
MANAGING MEMBER

Notary Public
NOTARY PUBLIC, BRAZOS COUNTY, 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 21st DAY OF April, 2023

W. Paul Kasper
CITY ENGINEER, BRYAN, TEXAS

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 4/21/2023 12:43:00 PM
in the PLAT Records

Doc Number: 2023-1500335
Volume - Page: 18582 - 242
Number of Pages: 1
Amount: 73.00
Order#: 20230421000055
By: MC

Karen McQueen
COUNTY CLERK, 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 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
MICHAEL KONETSKI, RPLS NO. 6531



FIELD NOTES DESCRIPTION

OF A
0.717 ACRE TRACT
ZENO PHILLIPS LEAGUE NO. 7 SURVEY, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.717 ACRES IN THE ZENO PHILLIPS LEAGUE NO. 7 SURVEY, ABSTRACT 45, IN BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 0.7188 ACRE TRACT CONVEYED TO ASHER BRYAN, LLC IN VOLUME 18272, PAGE 50 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBT), SAID 0.7188 ACRE TRACT BEING ALL OF LOT ONE OF THE DALY ESTATES IN VOLUME 802, PAGE 76 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), AND CONVEYED TO WILLIAM SCOTT PALMER IN VOLUME 12989, PAGE 69 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBT), A CALLED 0.36 ACRE TRACT CONVEYED TO WILLIAM SCOTT PALMER IN VOLUME 12989, PAGE 69 (OPRBT), AND ALL OF A CALLED 0.1366 ACRE TRACT OF LAND CONVEYED TO WILLIAM SCOTT PALMER IN VOLUME 13475, PAGE 252 (OPRBT); SAID 0.717 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET ON THE EAST LINE OF WASHINGTON AVENUE (80' RIGHT-OF-WAY, 802/76 DRBCT), FOR THE NORTHWEST CORNER OF SAID 0.36 ACRE TRACT, THE SOUTHWEST CORNER OF A LOT 4-R, BLOCK C OF THE SMYTHE ADDITION (1010/351 DRBCT), CONVEYED TO WHATABURGER REAL ESTATE, LLC, IN VOLUME 15177, PAGE 248 (OPRBT), AND THE NORTHWEST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 84° 02' 15" W, A DISTANCE OF 17.12 FEET;

THENCE, WITH THE COMMON LINE OF THE WHATABURGER TRACT AND SAID 0.36 ACRE TRACT, S 84° 02' 15" E, FOR A DISTANCE OF 260.06 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET ON THE WEST LINE OF TEXAS AVENUE (79' WIDE RIGHT-OF-WAY, 802/76 DRBCT), FOR THE SOUTHEAST CORNER OF SAID WHATABURGER TRACT, THE NORTHEAST CORNER OF SAID 0.36 ACRE TRACT, AND THE NORTHEAST CORNER HEREOF;

THENCE, WITH THE WEST RIGHT-OF-WAY LINE OF TEXAS AVENUE, S 05° 07' 05" W, PASSING A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET AT A DISTANCE OF 60.47 FEET, FOR THE COMMON EAST CORNER OF SAID LOT 1 AND SAID 0.36 ACRE TRACT, CONTINUING WITH SAID RIGHT-OF-WAY LINE FOR A TOTAL DISTANCE OF 120.02 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET FOR THE NORTHEAST CORNER OF A CALLED 0.386 ACRE TRACT CONVEYED TO WATFORD-LEWIS, LLC, IN VOLUME 7148, PAGE 177 (OPRBT), THE SOUTHEAST CORNER OF SAID LOT 1, AND THE SOUTHEAST CORNER HEREOF, FROM WHICH AN 'X' FOUND IN CONCRETE BEARS S 05° 07' 05" W, A DISTANCE OF 323.86 FEET, FROM WHICH ANOTHER 'X' IN CONCRETE FOUND BEARS S 05° 07' 05" W, A DISTANCE OF 503.76 FEET;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF WASHINGTON AVENUE, N 05° 07' 05" E, PASSING A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET AT A DISTANCE OF 59.55 FEET FOR THE COMMON WEST CORNER OF SAID 0.1366 ACRE TRACT AND SAID 0.36 ACRE TRACT, FROM WHICH AN 'X' FOUND IN CONCRETE FOUND BEARS N 84° 02' 15" W A DISTANCE OF 17.31 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 120.02 FEET TO THE POINT OF BEGINNING HEREOF, AND CONTAINING 0.717 ACRES OF LAND, MORE OR LESS.

LEGEND:

- DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- N/F = NOW OR FORMERLY
- () = RECORD INFORMATION
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- CLEAN OUT
- STREET SIGN
- UTILITY POLE
- GUY WIRE
- GAS TEST STATION/SIGN
- ELECTRIC SERVICE
- PINFLAG
- AERIAL ELECTRIC LINES
- WOOD FENCE
- CHAIN LINK FENCE
- CONCRETE
- ASPHALT
- APPROXIMATE LOCATION OF BURIED GAS LINE
- APPROXIMATE LOCATION OF BURIED 6" SEWER LINE
- APPROXIMATE LOCATION OF BURIED WATER LINE

GENERAL NOTES

- BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAZ011) 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 1.0001423793688 (CALCULATED USING GED012B).
- (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
- (P) INDICATES THE PLAT OF THE DALY ESTATES RECORDED IN VOLUME 802, PAGE 73, DRBCT.
- ALL PROPERTY CORNERS ARE 1/2 INCH IRON RODS WITH BLUE PLASTIC CAPS STAMPED 'KERR SURVEYING' SET UNLESS OTHERWISE NOTED.
- 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) PER BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0215F, REVISED DATE: 04-02-2014.
- BUILDING SETBACK LINES ARE IN ACCORDANCE WITH THE ZONING OF THE SUBJECT PROPERTY ACCORDING TO THE CITY OF BRYAN CODE OF ORDINANCES, AND ARE SHOWN HEREOF. ONLINE ZONING MAP REFERENCED ON 12-8-2022 SHOWS THIS PROPERTY AS ZONED MIDTOWN - CORRIDOR (MT-C).
- THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY UNIVERSITY TITLE COMPANY, GF NO. 221009, EFFECTIVE DATE: MARCH 15, 2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - EASEMENTS (SHOWN HEREOF) AND BUILDING LINES (NOT SHOWN HEREOF) AS SET OUT ON PLAT RECORDED IN VOLUME 802, PAGE 73, DRBCT, DO APPLY TO THESE TRACTS. (ITEM 10d)
 - EASEMENT TO THE CITY OF BRYAN IN VOLUME 16920, PAGE 35, OPRBT DOES APPLY, AS SHOWN HEREOF. (ITEM 10e)
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
- 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.
- CONTOURS SHOWN HEREOF FROM TOPOGRAPHIC SURVEY (ELEVATION DATUM NAVD 1988, GED012B).
- 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.

FINAL PLAT
OF THE
**SMYTHE ADDITION
BLOCK C, LOT 7R**
BEING A REPLAT OF 0.717 ACRES
BEING ALL OF A TRACT CALLED TO BE 0.7188 ACRES
VOLUME 18272, PAGE 50, OPRBT
BEING ALL OF LOT 1, DALY ESTATES
VOLUME 802, PAGE 73, DRBCT
A CALLED 0.36 ACRE "PART OF BLOCK C"
VOLUME 12989, PAGE 69, OPRBT
AND A CALLED 0.1366 ACRE "PART OF BLOCK C"
VOLUME 13475, PAGE 252, OPRBT
ALL BEING PORTIONS OF BLOCK C, SMYTHE ADDITION
VOLUME 23, PAGE 42 DRBCT
ZENO PHILLIPS LEAGUE NO. 7 SURVEY, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY PLANNER

I, *North Zimmerman*, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE 21st DAY OF April, 2023

North Zimmerman
CITY PLANNER, BRYAN, TEXAS

OWNER:
ASHER BRYAN, LLC
16475 DALLAS PKWY, SUITE 200
ADDITION, TX 75001
RICHARD HENSON
MANAGING MEMBER

KERR SURVEYING
SCALE: 1 INCH = 20 FEET
SURVEY DATE: 08-15-2022 | PLAT DATE: 04-10-2023
JOB NUMBER: 22-575 | CAD NAME: 22-575-REPLAT-5
POINT FILE: 22-575-ALL-SURFACE
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