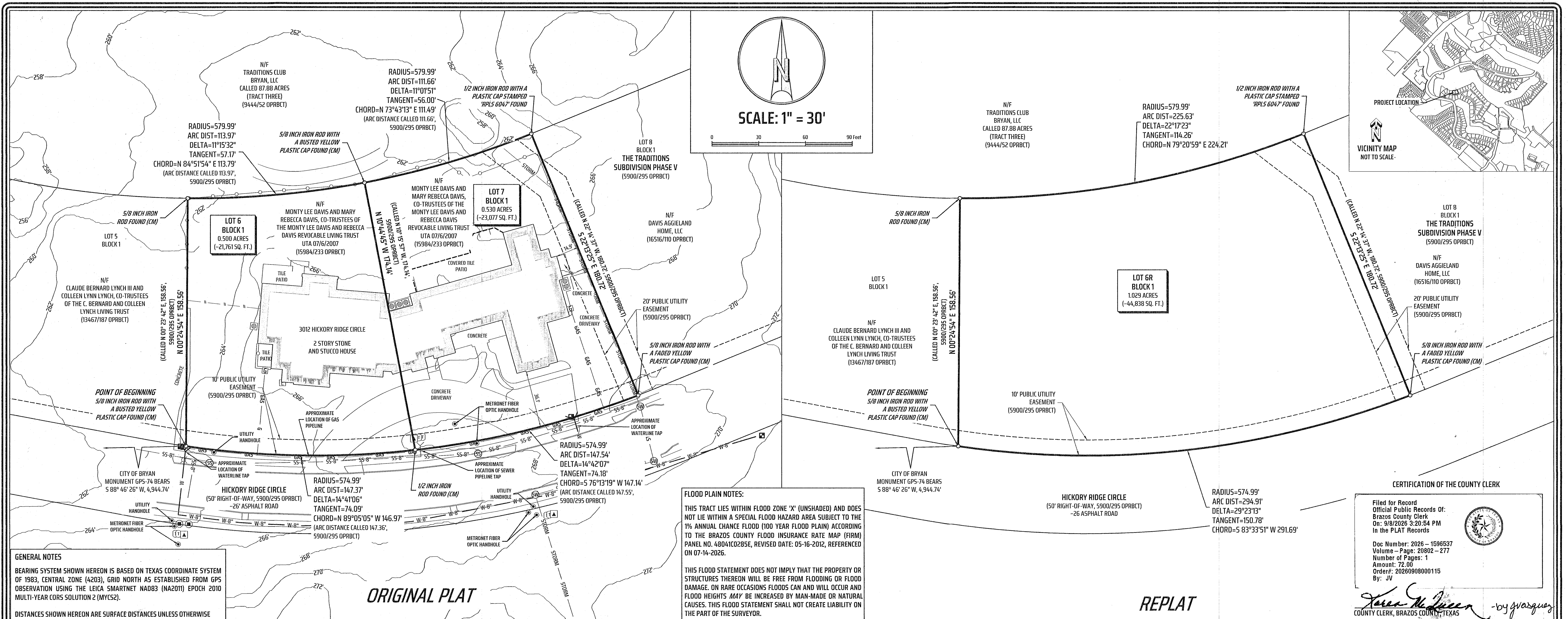




GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON 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 CORRS 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 1.00095370147998 (CALCULATED USING GEOID12B).

(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.

CONTOUR LINES AND ELEVATIONS SHOWN HEREON ARE FROM TNRS DATA.

UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE-GROUND FEATURES, AVAILABLE MAPS, AND MARKINGS BY UTILITY PROVIDERS. THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. VISIBLE IMPROVEMENTS WERE LOCATED. NO SUBSURFACE PROBING, EXCAVATION, OR EXPLORATION WAS PERFORMED. ADDITIONAL UNDERGROUND UTILITIES AND IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

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.

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.

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.

ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.

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.

THE PURPOSE OF THIS REPLAT IS TO MERGE TWO RESIDENTIAL LOTS INTO ONE.

THIS TRACT LIES WITHIN THE CITY LIMITS OF BRYAN.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, MONTY LEE DAVIS, THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 15984, PAGE 233, 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, MARY REBECCA DAVIS, THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 15984, PAGE 233, 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.

APPROVAL OF THE CITY PLANNER

I, Maria Ziamann, 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 26th DAY OF SEPTEMBER, 2026.

[Signature]
CITY PLANNER, BRYAN, TEXAS

STATE OF TEXAS

COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MONTY LEE DAVIS KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE 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 2nd DAY OF SEPTEMBER 2026.

[Signature]
TATUM JACK FRANK
Notary Public, State of Texas
Comm. Expires 02-18-2030
Notary ID 133599042

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARY REBECCA DAVIS KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF SEPTEMBER 2026.

[Signature]
TATUM JACK FRANK
Notary Public, State of Texas
Comm. Expires 02-18-2030
Notary ID 133599042

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY ENGINEER

I, Jason Proffitt, 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 26th DAY OF September, 2026.

[Signature]
JASON PROFFITT
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.

[Signature]
MICHAEL KONETSKI, RPLS NO. 6531



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT OR TITLE REPORT. EASEMENTS AND OTHER MATTERS SHOWN HEREON (IF ANY) ARE BASED ONLY ON THE SPECIFIC DOCUMENTS AND INFORMATION AVAILABLE TO THE SURVEYOR AND MAY NOT REPRESENT ALL MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY. ADDITIONAL TITLE RESEARCH MAY REVEAL CONDITIONS NOT SHOWN HEREON.

ZONING SETBACK NOTES

ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 07-14-2026, THIS TRACT IS ZONED PLANNED DEVELOPMENT-MIXED USE DISTRICT (PD-M) STATED IN THE CITY OF BRYAN ORDINANCE NO. 1505, APPROVED IN BRYAN'S CITY COUNCIL ON NOVEMBER 23, 2004. THE SETBACK LINES SHOWN HEREON EXCEED THE MINIMUM RESIDENTIAL SETBACK REQUIREMENTS FOR THE CITY OF BRYAN.



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

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 07-06-2026 | PLAT DATE: 08-25-2026
JOB NUMBER: 26-0737 | CAD NAME: 26-0737-5 RP
POINT FILE: 26-0737
DRAWN BY: MH CHECKED BY: TIF & MK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM