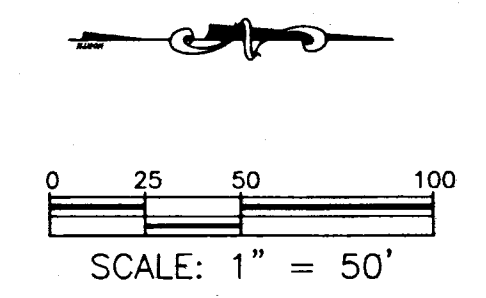


LEGEND

- ◆ FIRE HYDRANT
- ◇ UTILITY POLE
- ⊠ WATER METER
- OVERHEAD ELECTRIC LINES
- GAS METER



COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-114 (N. 10226487.094; E. 3541039.018; ELEV. 354.26') AND AS ESTABLISHED FROM GPS OBSERVATION.

DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001212733613 (AS CALCULATED USING GEOID12A).

CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.

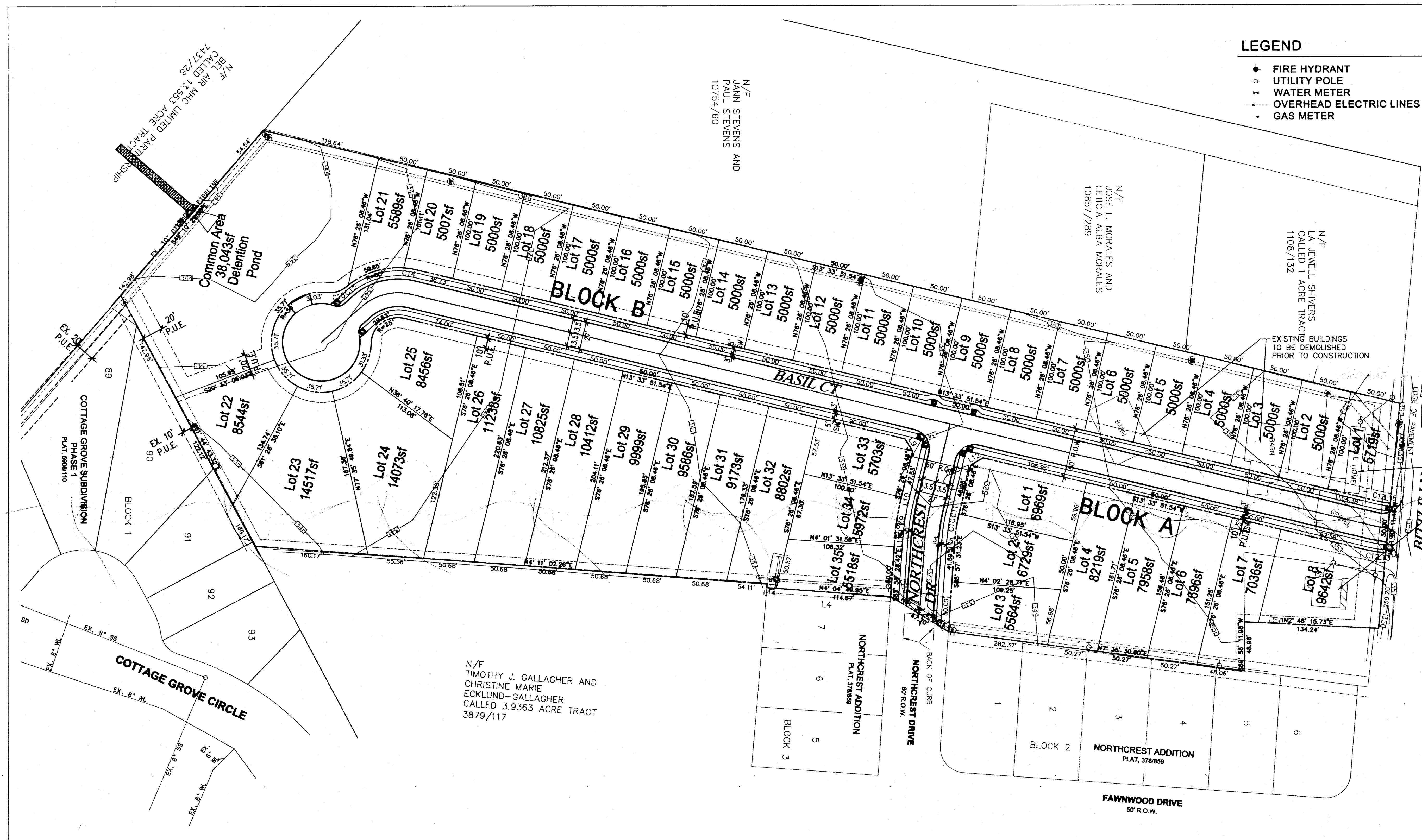
THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY UNIVERSITY TITLE COMPANY, OF NO. 155256.

THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS TRACT:

1. CITY OF BRYAN 98/311
2. SINCLAIR REFINING COMPANY 132/58

BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE.

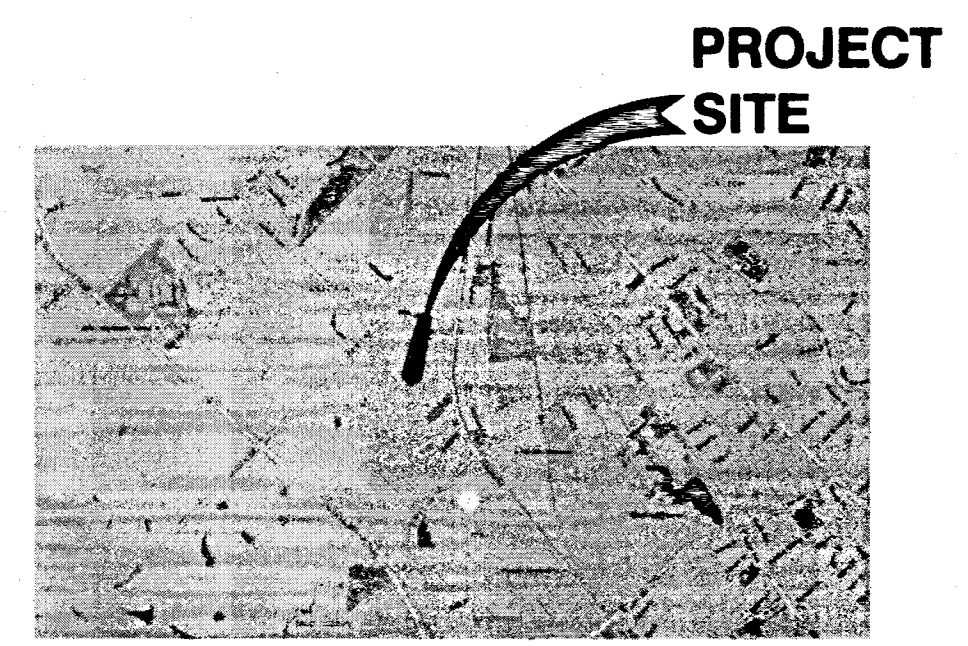
APPROXIMATE LOCATION OF WATER AND SEWER LINES SHOWN HEREON PER MAPS PROVIDED BY THE CITY OF BRYAN AND EVIDENCE LOCATED ON THE GROUND.



Parcel Line and Curve Table				
Line #/Curve #	Length	Bearing/Delta	Radius	
C9	38.29	9.54	230.00	
C10	27.19	9.16	170.00	
C11	1.06	0.36	170.00	
C12	17.96	8.23	125.00	
C13	10.78	8.23	75.00	
C14	13.33	9.55	80.00	
C15	2.18	1.56	80.00	
C16	20.56	47.12	25.00	
L9	14.14	N58° 33' 51.54"E		
L10	1.63	S76° 26' 08.46"E		
L11	10.08	S85° 58' 28.42"E		
L12	14.14	S31° 26' 08.46"E		
L13	1.80	S5° 19' 48.54"W		
L14	9.38	N4° 04' 49.95"E		
L15	4.30	S87° 55' 49.15"E		
L16	1.80	N5° 19' 48.54"E		

General Notes:

1. The current zoning of the subject property is Residential District - 5000 (RD-5).
2. All minimum building setbacks shall be in accordance with the Land and Site Development Ordinance Article IV.



VICINITY MAP
(NOT TO SCALE)

**NOT FOR CONSTRUCTION
PRELIMINARY PLAN**

**LOTS 1-8, BLOCK A
LOTS 1-35, BLOCK B
NORTHCREST COTTAGES**
AN ADDITION TO THE CITY OF BRYAN
BEING 9.372 ACRES
ZENO PHILIPS, BLOCK 17, LOT 39 (TR-113)
CITY OF BRYAN, BRAZOS COUNTY, TEXAS
DECEMBER 6, 2017

Owner / Developer:
Cross Companies, Inc.
6012 Reef Point Ln, Suite A
Fort Worth, TX 76135
(817) 237-8466

Engineer:
CIVIL POINT ENGINEERS
3102 Maple Ave, Ste 400
Dallas, TX 75201
(972) 554-1100

PRELIMINARY
NOT FOR
CONSTRUCTION
JOHN H BEZNER
PE # 98469