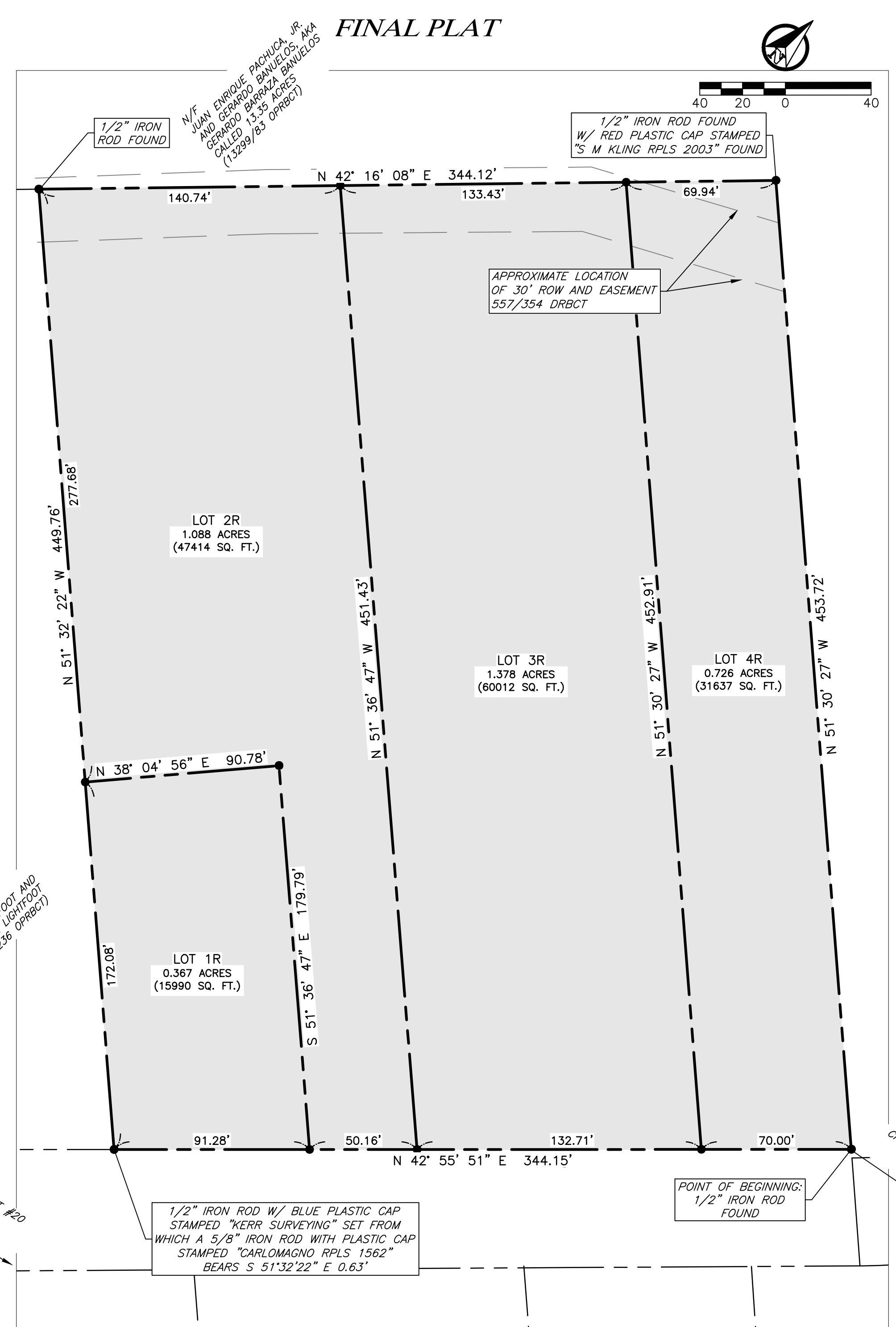
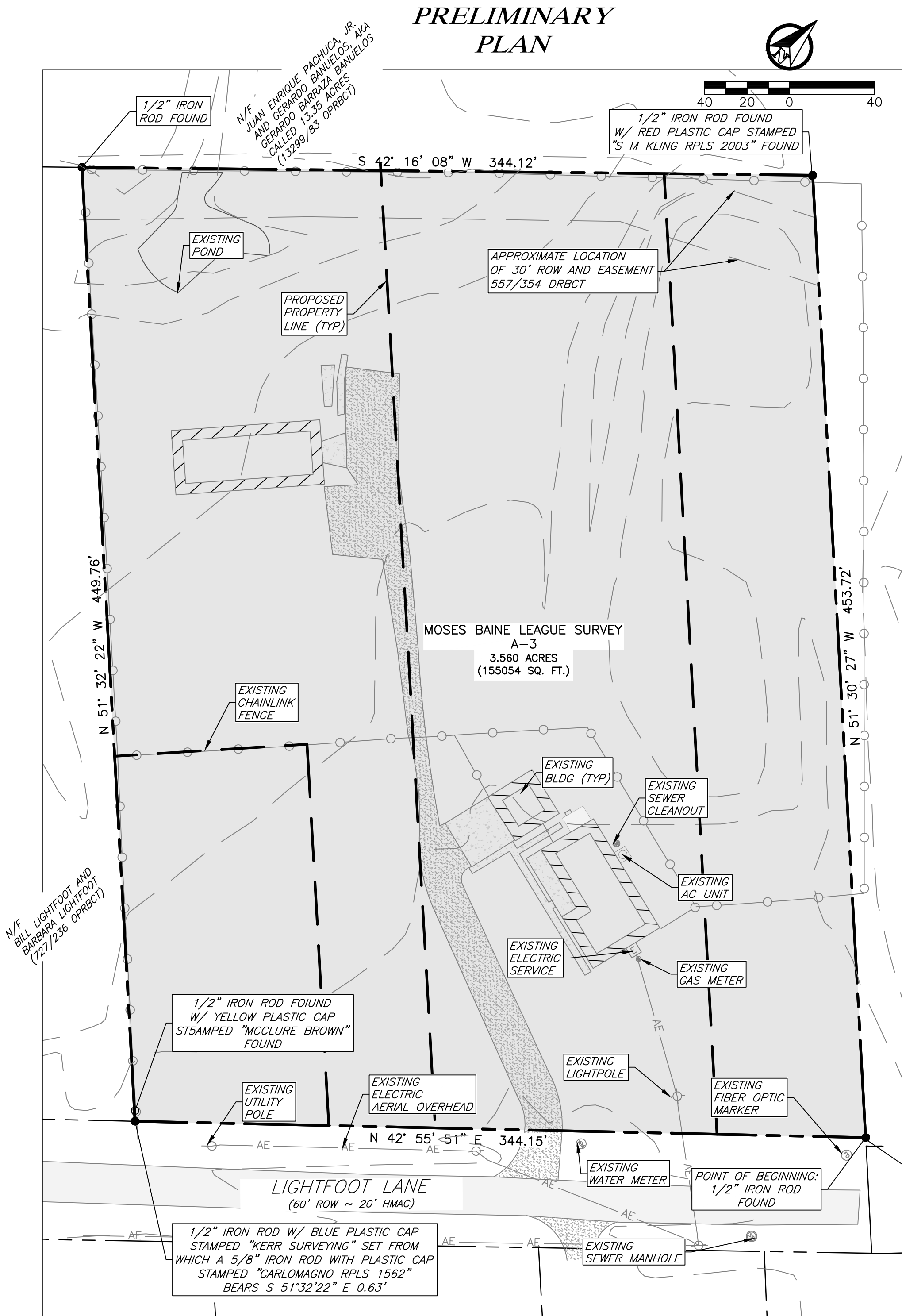


PRELIMINARY PLAN

FINAL PLAT



APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and 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

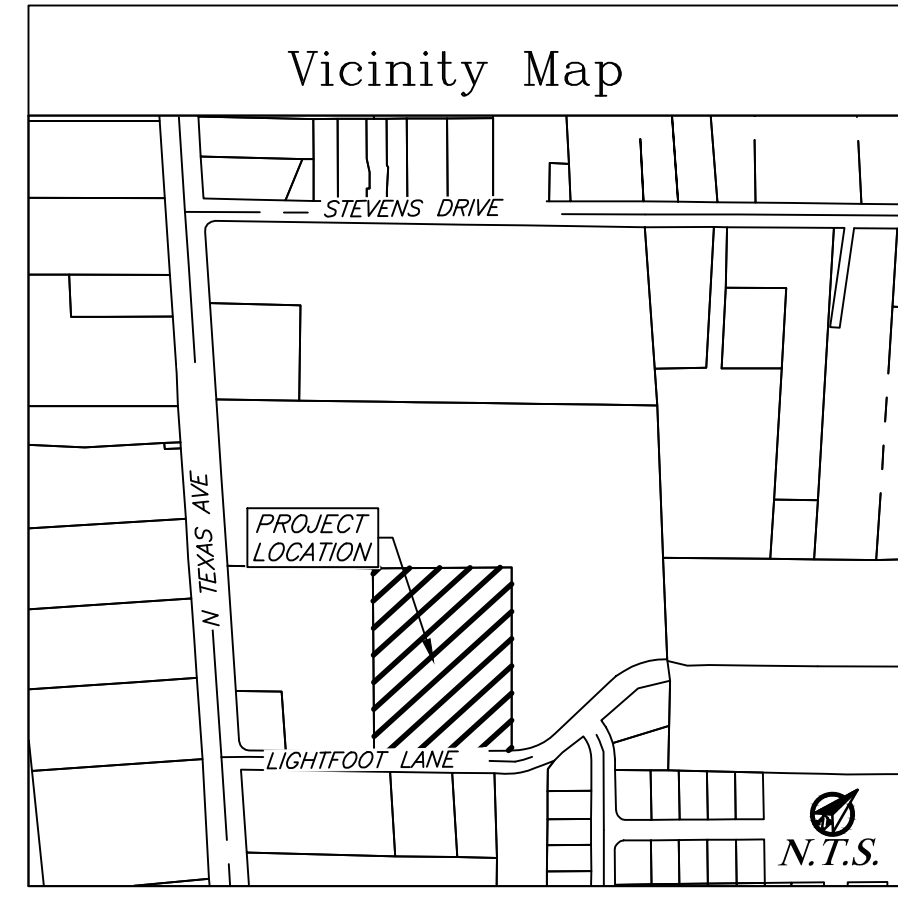
CERTIFICATE OF THE COUNTY CLERK

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 in Volume ____ Page ____.

County Clerk, Brazos County, Texas

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 (NAD2011) 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 1.0001649504751 (calculated using GEOID12B).
- This tract does not lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0185E, revised to reflect LOMR 12-06-1920P, effective May 16, 2012.
- 1/2" Iron rods with Blue plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- All utilities shown hereon are approximate location.
- This property is zoned Residential District 5000 (RD-5).
- The topography is from GIS data.
- 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.
- This plat was prepared to reflect the title report prepared by University Title Company, GP NO. 220129, Dated: 12/15/21. Exceptions listed on report are addressed as follows:
- Blanket easement to city of Bryan (865/410 ORBCT) applies to this tract. Easement calls to be 20' wide, centered on any electrical lines crossing the property. At the time of this survey, there were no electric lines found cross this tract. The line along Patton Avenue falls within the public right-of-way.
- All other items are not survey items and/or are not addressed by this plat.
- All rights-of-way shown hereon are dedicated by plat 116/501 DRBCT. The rights-of-way for Eisenhower Ave. and Patton Ave. are unspecified by plat and are therefore approximate.
- 25' building line on the Southeast side; 7.5' building line on the Northeast, Northwest, and Southeast sides are shown hereon as provided by City of Bryan planning and zoning.
- The blanket easement from Clara Calhoun to the City of Bryan found in Volume 98, Page 205 DRBCT is illegible and may or may not apply.
- The blanket easement from Clara Calhoun to the City of Bryan found in Volume 100, Page 254 DRBCT, does apply to this tract.
- The blanket easement from J.L. Powers to the City of Bryan found in Volume 100, Page 236 DRBCT, does apply to this tract.
- The blanket easement from Roger W. Powers to the City of Bryan found in Volume 171, Page 457 DRBCT, does apply to this tract.
- The Right-Of-Way and easement from Robert Leroy Teller to the Ferguson crossing pipe line company found in Volume 557, Page 354 DRBCT, does apply to this tract and an approximate location is shown hereon.
- The Right-Of-Way easement from J.E. Hickson to the City of Bryan found in Volume 215, Page 63 DRBCT, does apply to this tract and is shown hereon as a portion of Lightfoot lane.
- The boundary line agreement between Bill B. Lightfoot & Barbara H. Lightfoot found in Volume 6889, Page 61 ORBCT does apply to this tract.
- All other items are not survey items and/or are not addressed by this plat.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, Bill Lightfoot & Barbara Lightfoot, owners of the 3.563 acre tract shown on this plat, being the same tract of land as conveyed in the official Public record of Brazos County in Volume 16067, Page 119 OPRBCT, and designated herein as Chloe Sub, Lots 1-4, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Bill Lightfoot, Owner
Barbara Lightfoot, Owner

STATE OF TEXAS

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 executed the same for the purpose stated.

Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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 the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

Nathan Paul Kerr, R.P.L.S. No. 6834

FINAL PLAT

**Chloe Subdivision
Block 1, Lots 1-4**

Being a 3.563 Acres in
Moses Baine League Survey, Abstract 3
Volume 16067, Page 119 OPRBCT
-3.560 acres,
Bryan, Brazos County, Texas
March 2022

- ANNOTATIONS:**
- ROW- Right-of-Way
 - HMAC- Hot mix Asphaltic concrete
 - DRBCT- Deed Records Of Brazos County, Texas
 - ORBCT- Official Records Of Brazos County, Texas
 - OPRBCT- Official Public Records Of Brazos County, Texas
 - ()- Record information
 - (CM)- Controlling Monument used to establish property boundaries
 - PUE- Public Utility Easement
 - TYP- Typical
 - N/F- Now or Formerly

Owner:
Bill & Barbara Lightfoot
1913 Lightfoot Lane
Bryan, TX, 77803

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-239-0567
TBPE-F-9951

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPELS #10018500
Proj # 21-1014