



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS

I, WE, \_\_\_\_\_ THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACTS OF LAND AS CONVEYED TO US IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 12989, PAGE 65, VOLUME 12989, PAGE 69, AND VOLUME 13475, PAGE 252, 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 \_\_\_\_\_ 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, BRAZOS COUNTY, 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 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

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 PLANNING & ZONING COMMISSION

I, \_\_\_\_\_ CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND SAME WAS DULY APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY SAID COMMISSION.

CHAIR, PLANNING & ZONING COMMISSION, 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

**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 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 65 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 ORBCT), 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 ORBCT), 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 (ORBCT), 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 SOUTHWEST CORNER OF SAID LOT 1, AND THE SOUTHWEST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 84° 02' 15" E A DISTANCE OF 82.77 FEET, ALSO FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 84° 02' 15" E 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 COMMON LINE OF SAID 0.386 ACRE TRACT AND THE SOUTH LINES OF SAID LOT 1 AND SAID 0.1366 ACRE TRACTS, N 84° 02' 15" W, PASSING A 1/2 INCH IRON ROD FOUND AT A DISTANCE OF 177.49 FEET, CONTINUING ON FOR A TOTAL DISTANCE OF 260.06 FEET TO A 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET ON THE EAST RIGHT-OF-WAY LINE OF WASHINGTON AVENUE, FOR THE NORTHWEST CORNER OF SAID 0.386 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 0.1366 ACRE TRACT, AND THE SOUTHWEST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 84° 02' 15" W, A DISTANCE OF 17.29 FEET, ALSO FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S 84° 02' 15" E A DISTANCE OF 82.77 FEET; ALSO FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-114 BEARS S 29° 11' 55" W A DISTANCE OF 1,234.90 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
  - ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
  - OPRBT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
  - 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
  - N/W = NOW OR FORMERLY
  - ( ) = RECORD INFORMATION
  - WATER VALVE
  - WATER METER
  - SANITARY SEWER MANHOLE
  - CLEAN OUT
  - STREET SIGN
  - UTILITY POLE
  - GUY WIRE
  - PIPE LINE MARKER
  - ELECTRIC SERVICE PINFLAG
  - AERIAL ELECTRICAL LINES
  - WOOD FENCE
  - CHAIN LINK FENCE
  - CONCRETE
  - ASPHALT
  - APPROXIMATE LOCATION OF BURIED ELECTRICAL 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 (NA2011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MYSCS2).
  - DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0001142393688 (CALCULATED USING GEOID12B).
  - (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, ORBCT.
  - 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) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0215F, REVISED DATE: 04-02-2014.
  - BUILDING SETBACK LINES WILL BE IN ACCORDANCE WITH THE ZONING OF THE SUBJECT PROPERTY ACCORDING TO THE CITY OF BRYAN CODE OF ORDINANCES. ONLINE ZONING MAP REFERENCED ON 8-23-2022 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 HEREON) AND BUILDING LINES (NOT SHOWN HEREON) AS SET OUT ON PLAT RECORDED IN VOLUME 802, PAGE 73, ORBCT, DO APPLY TO THESE TRACTS. (ITEM 10d)
    - EASEMENT TO THE CITY OF BRYAN IN VOLUME 16920, PAGE 35, OPRBT DOES APPLY, AS SHOWN HEREON. (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 HEREON FROM TOPOGRAPHIC SURVEY (ELEVATION DATUM NAVD 1988, GEOID12B).

**FINAL PLAT OF THE SMYTHE ADDITION BLOCK C, LOT 7R**  
 BEING A REPLAT OF 0.717 ACRES  
 BEING ALL OF LOT 1, DALY ESTATES VOLUME 802, PAGE 73, ORBCT  
 A CALLED 0.36 ACRE TRACT VOLUME 12989, PAGE 69, OPRBT  
 AND A CALLED 0.1366 ACRE TRACT 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

SCALE: 1 INCH = 20 FEET  
 SURVEY DATE: 08-15-2022 | PLAT DATE: 08-23-2022  
 JOB NUMBER: 22-575 | CAD NAME: 22-575-REPLAT-5  
 POINT FILE: 22-575-ALL-SURFACE  
 DRAWN BY: TIF 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

**OWNER:**  
 WILLIAM SCOTT PALMER,  
 TRUSTEE OF  
 THE WILLIAM SCOTT PALMER  
 LIVING TRUST  
 203 PINEHURST COURT  
 COLLEGE STATION, TX 77840

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE**