



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.

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.

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 (OPRBCT), A CALLED 0.36 ACRE TRACT CONVEYED TO WILLIAM SCOTT PALMER IN VOLUME 12989, PAGE 69 (OPRBCT), AND ALL OF A CALLED 0.1366 ACRE TRACT OF LAND CONVEYED TO WILLIAM SCOTT PALMER IN VOLUME 13475, PAGE 252 (OPRBCT); SAID 0.717 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

LEGEND:
DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
() = 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 SEWER LINE
APPROXIMATE LOCATION OF BURIED WATER LINE

GENERAL NOTES
1. 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 (MYCS2).
2. 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).
3. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
4. (P) INDICATES THE PLAT OF THE DALY ESTATES RECORDED IN VOLUME 802, PAGE 73, ORBCT.
5. ALL PROPERTY CORNERS ARE 1/2 INCH IRON RODS WITH BLUE PLASTIC CAPS STAMPED 'KERR SURVEYING' SET UNLESS OTHERWISE NOTED.
6. 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.
7. 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 HEREON. ONLINE ZONING MAP REFERENCED ON 12-8-2022 SHOWS THIS PROPERTY AS ZONED MIDTOWN - CORRIDOR (MT-C).
8. 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, OPRBCT DOES APPLY, AS SHOWN HEREON. (ITEM 10e)
• ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
9. 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.
10. CONTOURS SHOWN HEREON FROM TOPOGRAPHIC SURVEY (ELEVATION DATUM NAVD 1988, GEOID12B).
11. WHERE ELECTRIC FACILITIES ARE INSTALLED, BUT 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.

OWNER
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 AND A CALLED 0.36 ACRE "PART OF BLOCK C" VOLUME 12989, PAGE 69, OPRBCT AND A CALLED 0.1366 ACRE "PART OF BLOCK C" VOLUME 13475, PAGE 252, OPRBCT 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

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

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
This note to be removed for final plat