SCALE: 1" = 50'

0 50 100 150 Feet

LEGEND:

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123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

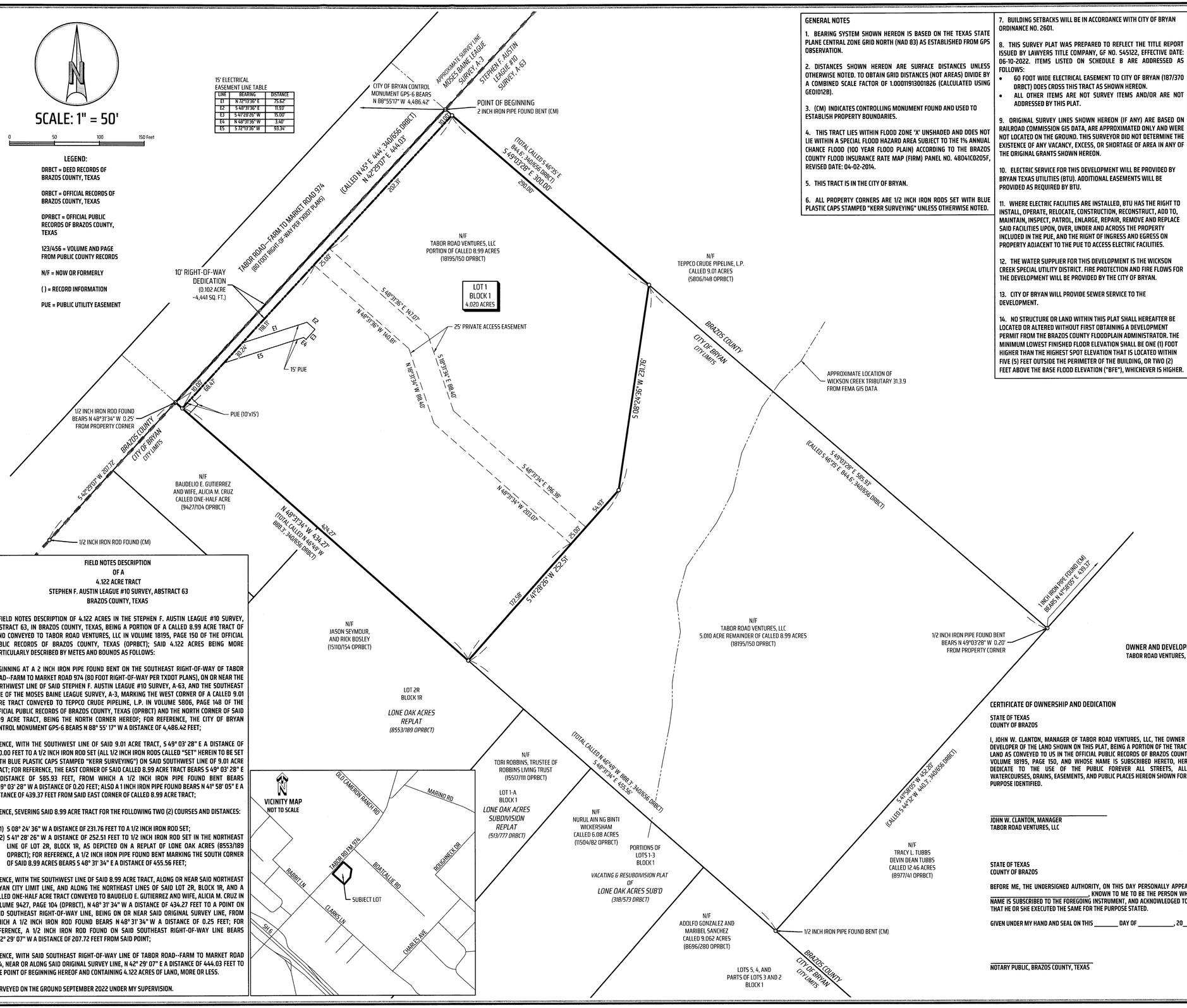
N/F = NOW OR FORMERLY

( ) = RECORD INFORMATION

PUE = PUBLIC UTILITY EASEMENT

15' ELECTRICAL EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	N 72°13'36" E	75.62'
E2	S 48°31'36" E	11.93'
E3	S 41°28'26" W	15.00'
E4	N 48°31'36" W	3.40'
E5	S 72°13'36" W	93.34'



FIELD NOTES DESCRIPTION OF A 4.122 ACRE TRACT STEPHEN F. AUSTIN LEAGUE #10 SURVEY, ABSTRACT 63 BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 4.122 ACRES IN THE STEPHEN F. AUSTIN LEAGUE #10 SURVEY, ABSTRACT 63, IN BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 8.99 ACRE TRACT OF LAND CONVEYED TO TABOR ROAD VENTURES, LLC IN VOLUME 18195, PAGE 150 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 4.122 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 2 INCH IRON PIPE FOUND BENT ON THE SOUTHEAST RIGHT-OF-WAY OF TABOR ROAD--FARM TO MARKET ROAD 974 (80 FOOT RIGHT-OF-WAY PER TXDOT PLANS), ON OR NEAR THE NORTHWEST LINE OF SAID STEPHEN F. AUSTIN LEAGUE #10 SURVEY, A-63, AND THE SOUTHEAST LINE OF THE MOSES BAINE LEAGUE SURVEY, A-3, MARKING THE WEST CORNER OF A CALLED 9.01 ACRE TRACT CONVEYED TO TEPPCO CRUDE PIPELINE, L.P. IN VOLUME 5806, PAGE 148 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) AND THE NORTH CORNER OF SAID 8.99 ACRE TRACT, BEING THE NORTH CORNER HEREOF; FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-6 BEARS N 88° 55' 17" W A DISTANCE OF 4,486.42 FEET;

THENCE, WITH THE SOUTHWEST LINE OF SAID 9.01 ACRE TRACT, S 49° 03' 28" E A DISTANCE OF 300.00 FEET TO A 1/2 INCH IRON ROD SET (ALL 1/2 INCH IRON RODS CALLED "SET" HEREIN TO BE SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING") ON SAID SOUTHWEST LINE OF 9.01 ACRE TRACT; FOR REFERENCE, THE EAST CORNER OF SAID CALLED 8.99 ACRE TRACT BEARS S 49° 03' 28" E A DISTANCE OF 585.93 FEET, FROM WHICH A 1/2 INCH IRON PIPE FOUND BENT BEARS N 49° 03' 28" W A DISTANCE OF 0.20 FEET; ALSO A 1 INCH IRON PIPE FOUND BEARS N 41° 58' 05" E A DISTANCE OF 439.37 FEET FROM SAID EAST CORNER OF CALLED 8.99 ACRE TRACT;

THENCE, SEVERING SAID 8.99 ACRE TRACT FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) S 08° 24' 36" W A DISTANCE OF 231.76 FEET TO A 1/2 INCH IRON ROD SET;
2) S 41° 28' 26" W A DISTANCE OF 252.51 FEET TO 1/2 INCH IRON ROD SET IN THE NORTHEAST LINE OF LOT 2R, BLOCK 1R, AS DEPICTED ON A REPLAT OF LONE OAK ACRES (8553/189 OPRBCT); FOR REFERENCE, A 1/2 INCH IRON PIPE FOUND BENT MARKING THE SOUTH CORNER OF SAID 8.99 ACRES BEARS S 48° 31' 34" E A DISTANCE OF 455.56 FEET;

THENCE, WITH THE SOUTHWEST LINE OF SAID 8.99 ACRE TRACT, ALONG OR NEAR SAID NORTHEAST BRYAN CITY LIMIT LINE, AND ALONG THE NORTHEAST LINES OF SAID LOT 2R, BLOCK 1R, AND A CALLED ONE-HALF ACRE TRACT CONVEYED TO BAUDELIO E. GUTIERREZ AND WIFE, ALICIA M. CRUZ IN VOLUME 9427, PAGE 104 (OPRBCT), N 48° 31' 34" W A DISTANCE OF 434.27 FEET TO A POINT ON SAID SOUTHEAST RIGHT-OF-WAY LINE, BEING ON OR NEAR SAID ORIGINAL SURVEY LINE, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 48° 31' 34" W A DISTANCE OF 0.25 FEET; FOR REFERENCE, A 1/2 INCH IRON ROD FOUND ON SAID SOUTHEAST RIGHT-OF-WAY LINE BEARS S 42° 29' 07" W A DISTANCE OF 207.72 FEET FROM SAID POINT;

THENCE, WITH SAID SOUTHEAST RIGHT-OF-WAY LINE OF TABOR ROAD--FARM TO MARKET ROAD 974, NEAR OR ALONG SAID ORIGINAL SURVEY LINE, N 42° 29' 07" E A DISTANCE OF 444.03 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 4.122 ACRES OF LAND, MORE OR LESS.

SURVEYED ON THE GROUND SEPTEMBER 2022 UNDER MY SUPERVISION.

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH (NAD 83) AS ESTABLISHED FROM GPS OBSERVATION.

2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011913001826 (CALCULATED USING GEOID12B).

3. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

4. 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. 48041C0205F, REVISED DATE: 04-02-2014.

5. THIS TRACT IS IN THE CITY OF BRYAN.

6. ALL PROPERTY CORNERS ARE 1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED.

7. BUILDING SETBACKS WILL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE NO. 2601.

8. THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY LAWYERS TITLE COMPANY, GF NO. 545122, EFFECTIVE DATE: 06-10-2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
- 60 FOOT WIDE ELECTRICAL EASEMENT TO CITY OF BRYAN (187/370 DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

9. ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.

10. ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.

11. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCTION, 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.

12. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WICKSON CREEK SPECIAL UTILITY DISTRICT. FIRE PROTECTION AND FIRE FLOWS FOR THE DEVELOPMENT WILL BE PROVIDED BY THE CITY OF BRYAN.

13. CITY OF BRYAN WILL PROVIDE SEWER SERVICE TO THE DEVELOPMENT.

14. NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE BRAZOS COUNTY FLOODPLAIN ADMINISTRATOR. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE (1) FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE (5) FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION ("BFE"), WHICHEVER IS HIGHER.

OWNER AND DEVELOPER:
TABOR ROAD VENTURES, LLC

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, JOHN W. CLANTON, MANAGER OF TABOR ROAD VENTURES, LLC, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING A PORTION OF THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 18195, PAGE 150, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE IDENTIFIED.

_____
JOHN W. CLANTON, MANAGER
TABOR ROAD VENTURES, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

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 OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

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

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING AND 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 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

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 THE 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
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6531

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

REVISED 2-7-2023 TO SHOW PUE

FINAL PLAT OF HUSH AND WHISPER BARREL STORAGE BLOCK 1, LOT 1, AND RIGHT-OF-WAY DEDICATION TOTAL 4.122 ACRES, BEING A PORTION OF A CALLED 8.99 ACRE TRACT VOLUME 18195, PAGE 150 OPRBCT STEPHEN F. AUSTIN LEAGUE #10 SURVEY, ABSTRACT 63 CITY OF BRYAN, BRAZOS COUNTY, TEXAS

KERR SURVEYING

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

SCALE: 1 INCH = 50 FEET
SURVEY DATE: 09-09-2022 | PLAT DATE: 09-21-2022
JOB NUMBER: 22-794 | CAD NAME: 22-794-Final Plat-S
POINT FILE: 22-794-ALL
DRAWN BY: TJF 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

SCALE: 1" = 50'

0 50 100 150 Feet

LEGEND:

DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS

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WATER METER
UTILITY POLE
GUY WIRE
A/C UNIT
PIPE LINE MARKER
ELECTRIC SERVICE
AERIAL ELECTRIC LINES
BARBED WIRE FENCE
CHAIN LINK FENCE
WIRE MESH FENCE
CONCRETE
GRAVEL
ASPHALT
WATER VALVE
TELEPHONE PEDESTAL

15' ELECTRICAL EASEMENT LINE TABLE

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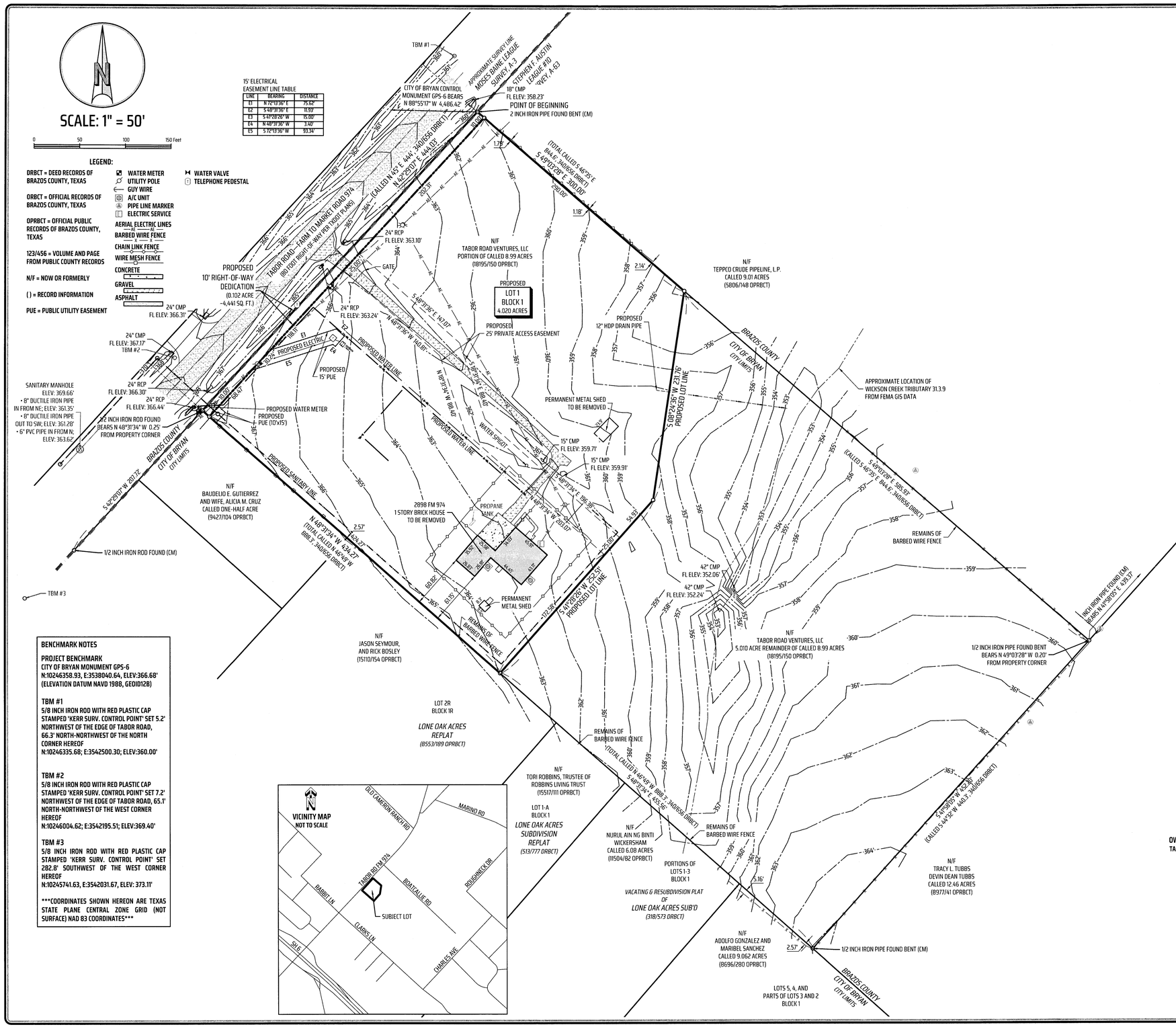

BENCHMARK NOTES

PROJECT BENCHMARK
CITY OF BRYAN MONUMENT GPS-6
N:10246358.93, E:3538040.64, ELEV:366.68'
(ELEVATION DATUM NAVD 1988, GEOID12B)

TBM #1
5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED 'KERR SURV. CONTROL POINT' SET 5.2' NORTHWEST OF THE EDGE OF TABOR ROAD, 66.3' NORTH-NORTHWEST OF THE NORTH CORNER HEREOF
N:10246335.68; E:3542500.30; ELEV:360.00'

TBM #2
5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED 'KERR SURV. CONTROL POINT' SET 7.2' NORTHWEST OF THE EDGE OF TABOR ROAD, 65.1' NORTH-NORTHWEST OF THE WEST CORNER HEREOF
N:10246004.62; E:3542195.51; ELEV:369.40'

TBM #3
5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED 'KERR SURV. CONTROL POINT' SET 282.8' SOUTHWEST OF THE WEST CORNER HEREOF
N:10245741.63, E:3542031.67, ELEV: 373.11'

COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE CENTRAL ZONE GRID (NOT SURFACE) NAD 83 COORDINATES

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

REVISED 2-7-2023 TO SHOW PROPOSED UTILITIES

OWNER AND DEVELOPER:
TABOR ROAD VENTURES, LLC

PRELIMINARY PLAN
OF
HUSH AND WHISPER BARREL STORAGE
BLOCK 1, LOT 1, AND RIGHT-OF-WAY DEDICATION
TOTAL 4.122 ACRES, BEING A PORTION OF A CALLED 8.99 ACRE TRACT
VOLUME 18195, PAGE 150 OPRBCT
STEPHEN F. AUSTIN LEAGUE #10 SURVEY, ABSTRACT 63
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

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