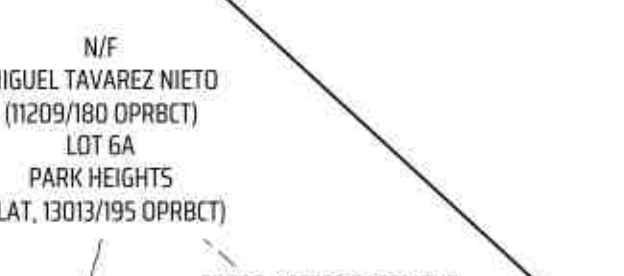


SCALE: 1" = 100'

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

ADDRESS:  
2306 W. STATE HIGHWAY 21  
BRYAN TX



OWNER/DEVELOPER  
J.T. VAUGHN III DEVELOPMENT LLC  
5223 HOLLY ST.  
BELLARE, TX 77401  
JVAUGHN@OPFEXENTERPRISES.COM

**FINAL PLAT OF PARK HEIGHTS LOT 7R**  
BEING THE REMAINDER OF A 6.848 ACRE TRACT BEING THE REMAINDER OF LOT 6, ALL OF LOT 7 AND A PORTION OF LOT 8  
PARK HEIGHTS  
VOLUME 90, PAGE 456 DRBCT  
STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT 62  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET  
SURVEY DATE: MAY, 2023 | PLAT DATE: 05-12-2023  
JOB NUMBER: 23-335 | CAD NAME: 23-335-REPLAT  
POINT FILE: B01-G16 (cont); 23-335-ALL (job)  
DRAWN BY: WJB CHECKED BY: TJ  
PREPARED BY: KERR SURVEYING, LLC  
TBPELS FIRM#10018500  
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803  
PHONE: (979) 268-3195  
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

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

**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
- N/F = NOW OR FORMERLY
- ( ) = RECORD INFORMATION
- (CM) = CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES
- PtDE = PRIVATE DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- 1/2 IR FND = 1/2 INCH IRON ROD FOUND
- 1/2 KERR 4502 = 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND
- 1/2 IR SET = 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- UTILITY POLE
- LIGHT POLE/STANDARD GUY WIRE
- AERIAL ELECTRIC LINES
- WOOD FENCE
- BARBED WIRE FENCE
- APPROXIMATE LOCATION OF 6" SANITARY SEWER LINE
- APPROXIMATE LOCATION OF 8" SANITARY SEWER LINE
- APPROXIMATE LOCATION OF 2" WATER LINE
- APPROXIMATE LOCATION OF 6" WATER LINE

DEDICATION LINE TABLE

LD1	N 57° 33' 30" E	116.64'
LD2	S 47° 30' 32" E	10.38'
LD3	S 63° 16' 08" W	100.51'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 59° 57' 35" W	105.28'
L2	S 47° 30' 32" E	225.20'
L3	S 57° 33' 30" W	19.32'
L4	S 63° 16' 08" W	201.00'
L5	S 57° 33' 30" W	70.06'
L6	N 28° 00' 53" W	105.07'
L7	S 42° 07' 32" W	84.05'
L8	N 42° 03' 56" E	225.90'
L9	S 47° 56' 12" E	85.52'

**ZONING SETBACK NOTES**

ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 7/12/2023, THIS TRACT IS CURRENTLY ZONED COMMERCIAL (C-3) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (2):

FRONT SETBACK - 25'  
SIDE SETBACK (INTERIOR) - 5'  
SIDE SETBACK (STREET) - 15'  
SIDE SETBACK (ARTERIAL STREET) - 25'  
REAR SETBACK - 5'

**GENERAL NOTES**

- BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORRS 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 1.0001105135822 (CALCULATED USING GEOID12B).
- 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. 48041C0195E, REVISED TO REFLECT LOMR 12-06-1920P-481195, EFFECTIVE DATE: 05-09-2014. THE FLOODPLAIN SHOWN ON THIS PLAT WAS DETERMINED BY DDG IN THEIR REPORT DATED AUGUST 2023.
- THE BOUNDARY LINE AGREEMENT RECORDED IN VOLUME 16280, PAGE 182 (OPRBCT) APPLIES TO THE NORTHEAST AND NORTHWEST LINES OF THE CALLED 0.2176 ACRE TRACT (17763/159 OPRBCT) AS SHOWN HEREON.
- BUILDING SETBACKS TO BE IN ACCORDANCE WITH CITY OF BRYAN ZONING ORDINANCE.
- 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 ARE BASED ON THE CITY OF BRYAN GIS CONTOUR DATA OBTAINED FROM THE CITY WEBSITE.
- 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.
- PRIVATE DRAINAGE EASEMENT TO BE MANAGED BY THE OWNER OF LOT 7R.

**A FIELD NOTES DESCRIPTION OF 6.848 ACRES IN THE STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT 62, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 6.849 ACRE TRACT OF LAND DESCRIBED IN A DEED TO J.T. VAUGHN III DEVELOPMENT LLC RECORDED IN VOLUME 17854, PAGE 109 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT) AND BEING THE REMAINDER OF LOT 6, ALL OF LOT 7 AND A PORTION OF LOT 8, PARK HEIGHTS, FILED IN VOLUME 90, PAGE 456 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS; SAID 6.848 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING at a 1/2 inch iron rod found in the southeast line of a called 32.3 acre tract of land described in a deed to the City of Bryan recorded in Volume 88, Page 7 (DRBCT), at the north corner of said Lot 6 and the west corner of Lot 5 of said Park Heights, from which a 1/2 inch iron rod found at the north corner of Lot 4 of said Park Heights bears N 42° 23' 56" E, a distance of 200.28 feet;

THENCE, with the common line of said Lots 5 and 6, S 47° 30' 25" E, for a distance of 934.24 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'KERR 4502' found at the north corner of Lot 6A, Park Heights, filed in Volume 13013, Page 195 (OPRBCT);

THENCE, with the northwest line of said Lot 6A, S 59° 57' 35" W, for a distance of 105.28 feet to a 1/2 inch iron rod found in the common line of said Lots 6 and 7 at the west corner of said Lot 6A;

THENCE, with the common line of said Lots 6A and 7, S 47° 30' 32" E, for a distance of 225.20 feet to a 1 inch iron rod found in the northwest right-of-way line of W. State Highway 21 (a variable width public right-of-way, 79/284 DRBCT) for the south corner of said Lot 6A, the east corner of said Lot 7 and the southeast corner hereof, from which the City of Bryan monument GPS-116 bears N 61° 19' 59" E, a distance of 3,423.23 feet;

THENCE, with the northwest line of W. State Highway 21, the following three (3) courses and distances:

- S 57° 33' 30" W, a distance of 19.32 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'KERR 4502' found;
- S 63° 16' 08" W, a distance of 201.00 feet to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' SET; and
- S 57° 33' 30" W, a distance of 70.06 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'KERR 4502' found at the east corner of a called 0.2176 acre tract of land described in a deed to the City of Bryan recorded in Volume 17763, Page 159 (OPRBCT);

THENCE, through said Lot 8, with the northeast line of said 0.2176 acre tract as defined in the boundary line agreement recorded in Volume 16280, Page 182 (OPRBCT), N 28° 00' 53" W, for a distance of 105.07 feet to a 3 inch metal post found;

THENCE, continuing through said Lot 8, with the northwest line of said 0.2176 acre tract and said boundary line agreement, S 42° 07' 32" W, for a distance of 84.05 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'KERR 4502' found in the common line of said Lot 8 and Lot 9 of said Park Heights, at the west corner of said 0.2176 acre tract, from which another 1/2 inch iron rod with yellow plastic cap stamped 'KERR 4502' found at the south corner of said 0.2176 acre tract, same being the common corner of said Lot 8 and 9, bears S 47° 56' 12" E, a distance of 85.52 feet;

THENCE, with the common line of said Lots 8 and 9, N 47° 56' 12" W, for a distance of 333.30 feet to a 1/2 inch iron rod with orange plastic cap found at the south corner of a portion of said Lot 8 described in a deed to Paul Madison recorded in Volume 14826, Page 29 (OPRBCT);

THENCE, through said Lot 8, with the common line of said Madison and Vaughn tracts, N 42° 03' 56" E, for a distance of 225.90 feet to a 1/2 inch iron rod found in the common line of said Lots 7 and 8 at the east corner of said Madison tract;

THENCE, with the common line of said Lots 7 and 8, N 47° 30' 14" W, for a distance of 599.49 feet to a point in the south line of said 32.3 acre City of Bryan tract at the common corner of said Lots 7 and 8 and the west corner hereof, from which a 1/2 inch iron rod found bears N 47° 30' 14" W, a distance of 1.34 feet;

THENCE, with the northwest line of said Lots 6 and 7, same being the southeast line of said 32.3 acre tract, N 42° 23' 56" E, for a distance of 200.21 feet to the POINT OF BEGINNING hereof and containing 6.848 acres, more or less.

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

I, JOSEPH VAUGHN III, PRESIDENT OF J.T. VAUGHN III DEVELOPMENT LLC, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 17854, PAGE 109, 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 JOSEPH VAUGHN III 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

**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

**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\_\_.

**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

**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