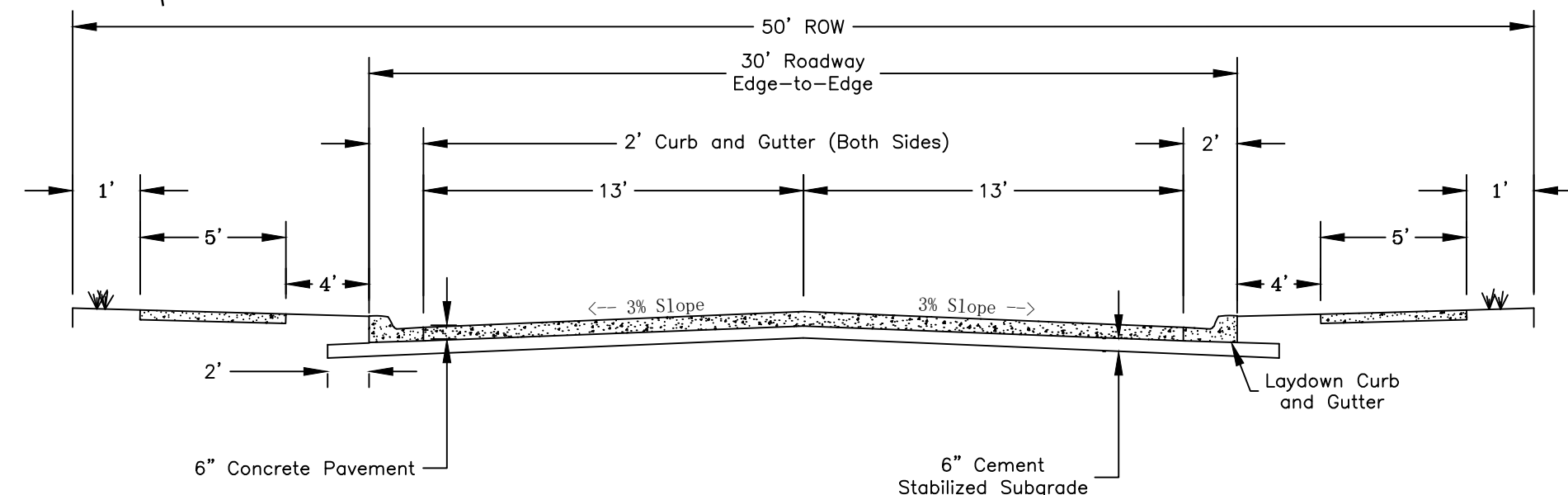


- General Notes:**
- Bearing system shown hereon is based on the Texas Coordinate System of 1983, central zone (4203), grid North as established from GPS observation using the Leica Smartnet NAD83 (NAD2011) EPOCH 2010 multi-year CORS Solution 2 (MYCS2).
 - Distances shown hereon are surface distances in US survey feet and decimals unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00010881 (calculated using GEOID12B).
 - This tract does partially lie within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0195B revised date: 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 are approximate location.
 - This property is zoned Multi-family.
 - The topography is from survey 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 commitment issued by university title company, GP No: 2305006CS, effective date: 10-28-2023. Items listed on schedule B are addressed as follows:

- 60' wide City of Bryan electrical transmission line easement (187/359 DRBCT) does affect this tract as shown. This easement is described as 30' on each side of a transmission line as installed, but no evidence of an existing transmission line was found in the easement area.
- 60' wide City of Bryan electrical transmission line easement (187/357 DRBCT) does cross this tract as shown. This easement is described as 30' on each side of the transmission line as installed.
- 60' wide City of Bryan electrical transmission line easement (211/431 DRBCT) does cross this tract as shown. This easement is described as 30' on each side of the transmission line as installed.
- 30' wide Lone Star gas pipeline easement (330/756 DRBCT) does cross this tract (approximate location shown hereon). No evidence of an existing pipeline was found in the easement area.
- 20' wide sanitary sewer easement to the City of Bryan (936/727 DRBCT) does cross this tract as shown.
- 10' wide City of Bryan pipeline easement (1487/263 DRBCT) does cross this tract as shown.
- 33' wide Sinclair Refining pipeline easement (132/67 DRBCT) does cross this tract as shown hereon.
- 100' wide Brazos Electric Power Coop., Inc. transmission line easement (277/851 DRBCT) does cross this tract as shown hereon.
- Called 1.183 acre easement to the Texas A&M University system (552/51 DRBCT) does cross this tract as shown hereon.
- 3' wide easement to Vanguard Pipeline Corp. (602/502 DRBCT) does cross this tract as shown.



- Notes:**
- All Subgrade, Base, and Pavement, Materials and Placement, shall be in accordance with the current edition of the BCS Unified Guidelines, Details, and Specifications.
 - If unexpected native soil conditions are found, the "Subgrade Stabilization Table", found on this sheet, shall apply.
 - See Sheet C1 - General Notes.

Typical Street Cross-Section Concrete Pavement
N.T.S

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	TANGENT
C1	205.35'	858.69'	13° 42' 06"	S 32° 26' 40" W	204.86'
C2	33.49'	160.00'	11° 59' 28"	S 57° 38' 50" E	33.42'
C3	62.89'	289.70'	12° 26' 17"	S 57° 25' 26" E	62.77'
C4	50.98'	239.70'	12° 11' 08"	S 57° 33' 00" E	50.88'
C5	43.74'	210.00'	11° 56' 02"	S 57° 40' 33" E	43.66'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	24.41'	S 52° 06' 00" E
L2	17.46'	S 52° 06' 00" E
L3	10.92'	S 48° 39' 47" E
L4	29.55'	N 1° 08' 35" E

Annotations:

- ROW - Right-of-Way
- IMAC - 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
- PAB - Public Access Easement
- TYP - Typical
- N/F - Now or Formerly

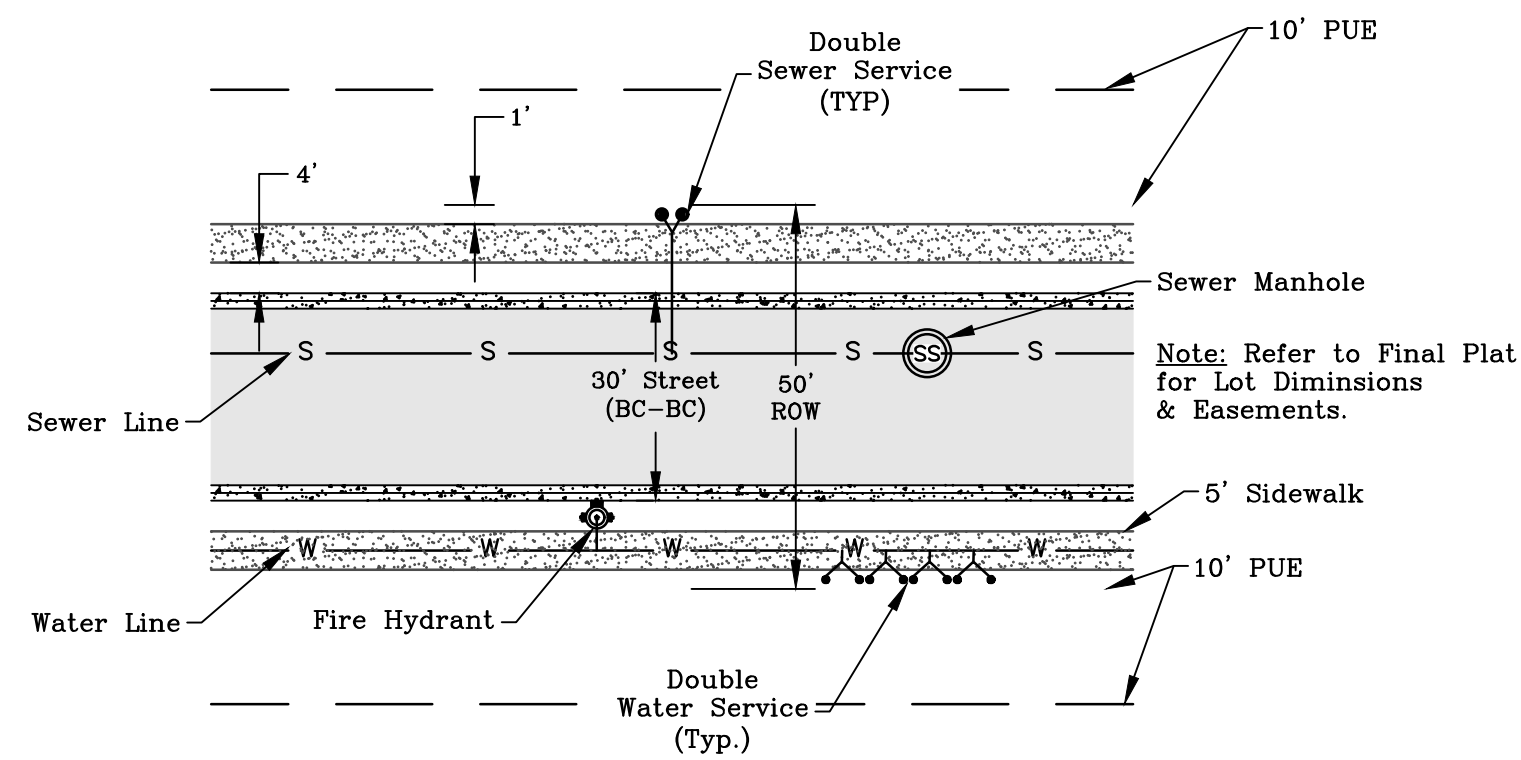
Legend

Line Types

- W - Existing Water Line, Size Noted
- W - Proposed Water Line, Size Noted
- S - Existing Sanitary Sewer Line, Size Noted
- S - Proposed Sanitary Sewer Line, Size Noted
- ST - Proposed Storm Sewer Piping
- GAS - Existing Natural Gas Line
- AE - Existing Aerial Electrical Line
- - - Existing Contour, Elevation Noted
- - - Existing Easement

Symbols

- Hydrant
- Water Valve
- Water Meter
- Phone Pedestal
- Guy Wire
- Storm Grate Inlet
- Sewer Manhole
- Sewer Clean-Out
- Power Pole
- Light Pole



Typical Street & Utility Layout:
N.T.S

Preliminary Plan

The Croft Subdivision

Block 1, Lots 1-21, Common Area #1-#3, and ROW - 11.04 Acres
Being a portion of called 24,826 Acre tract recorded in Volume 450, Page 864 DRBCT
Zeno Phillips League Survey, A-45
Bryan, Brazos County, Texas
January 2024

Owner: Robertson Neal
2800 Broadmoor Dr.
Bryan, TX 77802

Engineer: I4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPEL F-9951

Surveyor: Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195
TBPELS #10018500
Proj # 23-1049

J4E Project # 23-030
1/23/2024
The Croft - Plat.dwg
J4 Engineering