

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 GEOD12B).
- No portion of this tract lies within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 46041C0195B 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 properties shall have residential fire sprinkler systems installed, in order to achieve Certificate of Occupancy.
- All utilities shown are approximate location.
- This property is zoned Multi-Family (MF).
- The property proposed use is four-plexes and tri-plexes.
- The topography is from survey data.
- A Homeowner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair, and maintenance of all common areas, private drainage easements, private landscape easements, and private stormwater detention facilities, which are part of the subdivision. This City of Bryan shall not be responsible for any operation, repair or maintenance of these areas.
- 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.
- Reduced front setbacks for all lots was approved via Planning Variance case no. PV24-06 by Bryan Planning and Zoning Commission on May 2, 2024.
- This plat was prepared to reflect the title commitment issued by university title company, GP No. 2305006C5, effective date: 10-26-2023. 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.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	52.65'	S 62° 26' 12" E
L2	55.15'	S 62° 51' 24" E
L3	29.55'	N 1° 08' 35" E
L4	63.75'	N 48° 39' 47" W
L5	31.94'	N 48° 39' 47" W
L6	32.06'	N 48° 39' 47" W
L7	54.89'	N 48° 39' 47" W
L8	54.94'	N 48° 39' 47" W
L9	32.00'	N 48° 39' 47" W
L10	32.00'	N 48° 39' 47" W
L11	54.86'	N 48° 39' 47" W
L12	54.99'	N 48° 39' 47" W
L13	32.00'	N 48° 39' 47" W
L14	32.00'	N 48° 39' 47" W
L15	54.84'	N 48° 39' 47" W
L16	54.94'	N 48° 39' 47" W
L17	32.00'	N 48° 39' 47" W
L18	32.00'	N 48° 39' 47" W
L19	54.89'	N 48° 39' 47" W
L20	54.91'	N 48° 39' 47" W
L21	54.87'	N 48° 39' 47" W
L22	32.01'	N 48° 39' 47" W
L23	31.99'	N 48° 39' 47" W
L24	54.93'	N 48° 39' 47" W
L25	54.68'	N 48° 39' 47" W
L26	32.18'	N 48° 39' 47" W
L27	31.82'	N 48° 39' 47" W
L28	55.20'	N 48° 39' 47" W
L29	54.80'	N 48° 39' 47" W
L30	32.01'	N 48° 39' 47" W
L31	31.99'	N 48° 39' 47" W
L32	54.95'	N 48° 39' 47" W
L33	54.95'	N 48° 39' 47" W
L34	32.00'	N 48° 39' 47" W
L35	32.00'	N 48° 39' 47" W
L36	56.62'	N 48° 39' 47" W
L37	234.00'	S 74° 37' 29" E
L38	372.54'	S 61° 31' 11" E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	205.35'	858.69'	13° 42' 06"	S 32° 26' 40" W	204.86'	103.16'
C2	30.52'	125.00'	13° 59' 19"	S 55° 39' 27" E	30.44'	15.34'
C3	18.31'	75.00'	13° 59' 19"	S 55° 39' 27" E	18.27'	9.20'

FIELD NOTES DESCRIPTION OF A 11.04 ACRE TRACT ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 11.04 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 24.826 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ELMO NEAL, SR. RECORDED IN VOLUME 450, PAGE 864 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID 11.04 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND ON THE NORTHWEST CORNER OF TURKEY CREEK ROAD, AT THE EAST CORNER OF SAID 24.826 ACRE TRACT AND THE SOUTH CORNER OF A CALLED 2.93 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RICHARD RAY WILLIAMS RECORDED IN VOLUME 2217, PAGE 101 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); FROM WHICH THE CITY OF BRYAN MONUMENT GPS-114 BEARS N 07° 05' 26" E, A DISTANCE OF 7,774.91 FEET;

THENCE, WITH THE NORTHWEST LINE OF TURKEY CREEK ROAD, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 858.69 FEET, AN ARC LENGTH OF 205.39 FEET, A DELTA ANGLE OF 13° 42' 06", AND A CHORD WHICH BEARS S 32° 26' 40" W, A DISTANCE OF 204.86 FEET TO A POINT FOR THE SOUTHEAST CORNER HEREOF;

THENCE, THROUGH SAID 24.826 ACRE TRACT, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- N 80° 37' 28" W, A DISTANCE OF 214.31 FEET TO A POINT;
- N 57° 45' 41" W, A DISTANCE OF 490.43 FEET TO A POINT;
- N 60° 44' 29" W, A DISTANCE OF 379.41 FEET TO A POINT;
- N 57° 09' 51" W, A DISTANCE OF 310.86 FEET TO A POINT;
- N 24° 37' 13" E, A DISTANCE OF 33.07 FEET TO A POINT;
- N 77° 51' 20" E, A DISTANCE OF 307.31 FEET TO A POINT;
- N 11° 23' 12" E, A DISTANCE OF 176.71 FEET TO A POINT;
- N 41° 19' 03" E, A DISTANCE OF 87.37 FEET TO A 1/2" INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND AT THE WEST CORNER OF SAID 2.93 ACRE TRACT;

THENCE, WITH THE COMMON LINE OF SAID 2.93 ACRE TRACT AND SAID 24.826 ACRE TRACT, S 48° 38' 41" E, FOR A DISTANCE OF 1,227.76 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 11.04 ACRES, MORE OR LESS. SURVEYED ON THE GROUND IN NOVEMBER 2023 UNDER MY SUPERVISION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Robertson Neal, the owner and developer of the land shown on this plat being the tract of land as conveyed to me in the Official Public Records of Brazos County in Volume 450, Page 864, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public hereon shown for the purposes identified.

Robertson Neal, Owner

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Robertson Neal known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated. Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, 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.

Nathan Paul Kerr, R.P.L.S. No. 6834

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 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 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

CERTIFICATE OF THE COUNTY CLERK

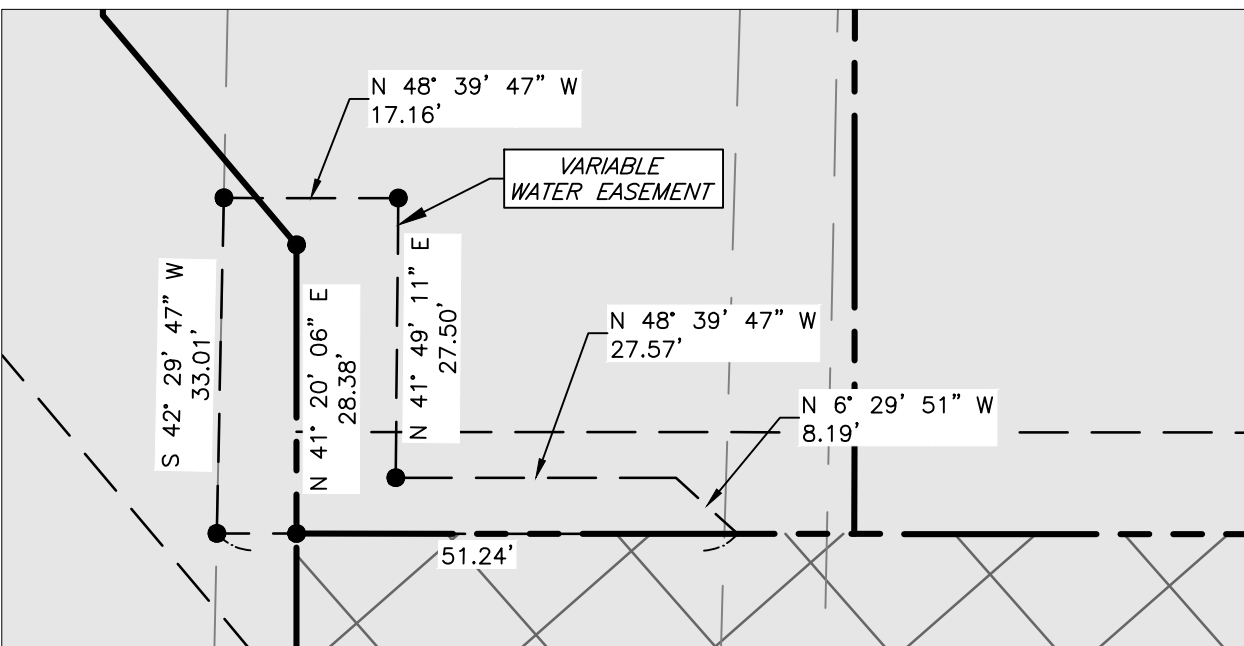
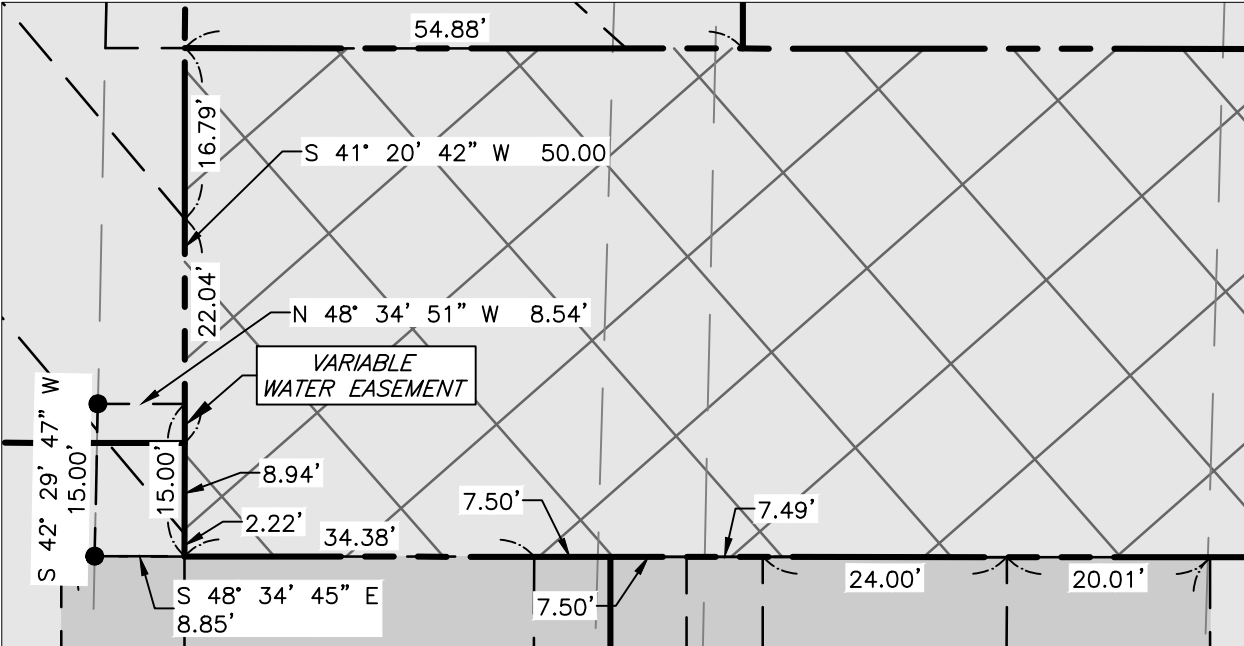
STATE OF TEXAS
COUNTY OF BRAZOS

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 Records of Brazos County in Volume _____ Page _____.

County Clerk, Brazos County, Texas

Annotations:

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



J4 Engineering
 6/14/2024
 The Croft - Plat.dwg
 J4E Project # 23-030

Final Plat

The Croft Subdivision

Block 1, Lots 1-21, Common Areas, and ROW - 11.04 Acres
 Being a portion of called 20.27 Acre tract recorded in Volume 450, Page 864 DRBCT Zeno Phillips League Survey, A-45 Bryan, Brazos County, Texas
 June 2024

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

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-7145
TBPELS #10018500
Proj # 23-1049

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