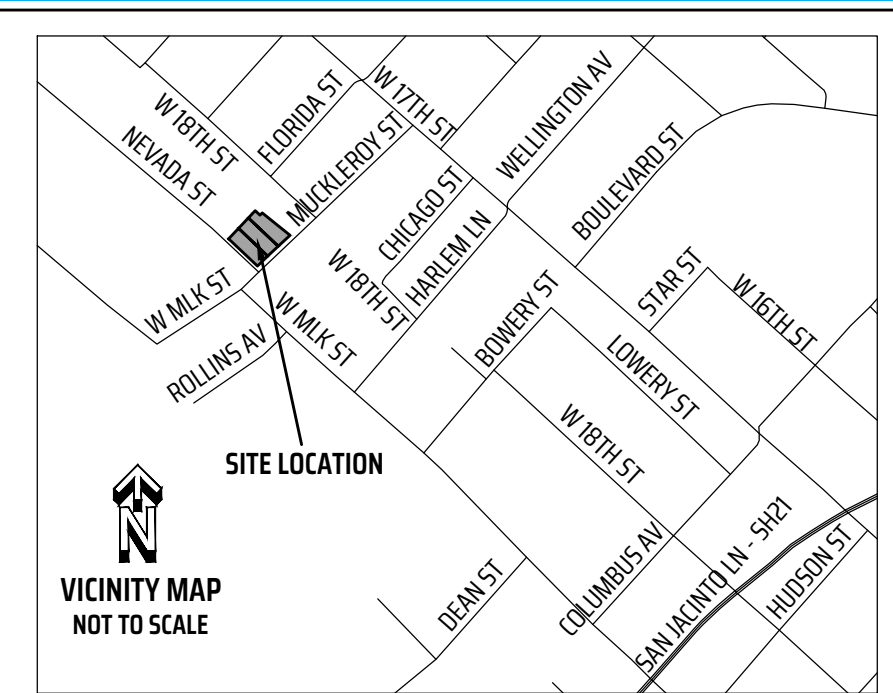


PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



ZONING SETBACK NOTES

ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 12-3-2024, THIS TRACT IS ZONED RESIDENTIAL DISTRICT 5000 (RD-5) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, BRYAN COMMERCE AND DEVELOPMENT, INC., THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING ALL OF THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 19245, PAGE 160, 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__.

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

FIELD NOTES DESCRIPTION OF A 0.4800 ACRE TRACT

STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT No. 62
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.4800 ACRE IN THE STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT No. 62, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 0.524 ACRE TRACT CONVEYED TO BRYAN COMMERCE AND DEVELOPMENT, INC. IN VOLUME 19245, PAGE 160 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBC) BEING DESCRIBED IN VOLUME 300, PAGE 553 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID 0.4800 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found on the northeast side of Nevada Street (approximately 31-foot wide private right-of-way not maintained by the City of Bryan; appears to be prescriptive in nature) marking the south corner of a called 0.231 acre tract described in a deed to V. Blas Flores in Volume 2875, Page 146 (OPRBC) marking the west corner of said 0.524 acre tract;

THENCE, with the southeast line of said 0.231 acre tract and the northwest line of said 0.524 acre tract, N 42° 55' 28" E a distance of 134.29 feet to a 1/2 inch iron rod found on the southwest line of a called 50 foot by 105 foot "Second Tract" described in a deed to Joseph G. Williams, Jr. in Volume 186, Page 267 (DRBCT), on the northwest line of said 0.524 acre tract, marking the east corner of said 0.231 acre tract and the west corner of an approximately 244 square foot potential overlap based on deed descriptions of said 0.531 acre tract (300/553 DRBCT) and said 50 foot by 105 foot tract (186/267 DRBCT); from which a 1/2 inch iron rod found bent marking the north corner of said 0.231 acre tract bears N 47° 31' 21" W a distance of 76.44 feet; also for reference the calculated north corner of said potential overlap based on deed descriptions bears N 42° 55' 28" E a distance of 9.67 feet;

THENCE, along the southwest line of said potential overlap based on deed descriptions, S 47° 31' 21" E a distance of 23.55 feet to the south corner of said potential overlap based on deed descriptions;

THENCE, along the southeast line of said potential overlap based on deed descriptions, N 42° 11' 30" E a distance of 11.15 feet to a point on the southeast line of said Williams tract, on the northeast line of said 0.524 acre tract, being the west corner of a called 0.263 acre tract described in a deed to Robert and Beverly Scott in Volume 1144, Page 403 of the Official Records of Brazos County, Texas (ORBCT) and the east corner of said potential overlap; from which a 3/8 inch iron rod found marking the east corner of said Williams tract and the north corner of said Scott tract bears N 42° 11' 30" E a distance of 94.23 feet; also for reference said calculated north corner of said potential overlap based on deed descriptions bears N 51° 08' 32" W a distance of 23.47 feet;

THENCE, with the southwest line of said 0.263 acre tract and the northeast line of said 0.524 acre tract, S 51° 08' 32" E a distance of 123.75 feet to a point in sidewalk on the northwest side of Muckleroy Street (variable width right-of-way appears to be prescriptive in nature) being the south corner of said 0.263 acre Scott tract and the east corner of said 0.524 acre tract; for reference the City of Bryan monument GPS-17 bears S 50° 29' 37" E a distance of 1,980.09 feet;

THENCE, with said northwest side of Muckleroy Street and the southeast line of said 0.524 acre tract, S 46° 50' 40" W a distance of 155.73 feet to a point in sidewalk being the intersection of said northwest side of Muckleroy Street with said northeast side of Nevada Street and being the south corner of said 0.524 acre tract;

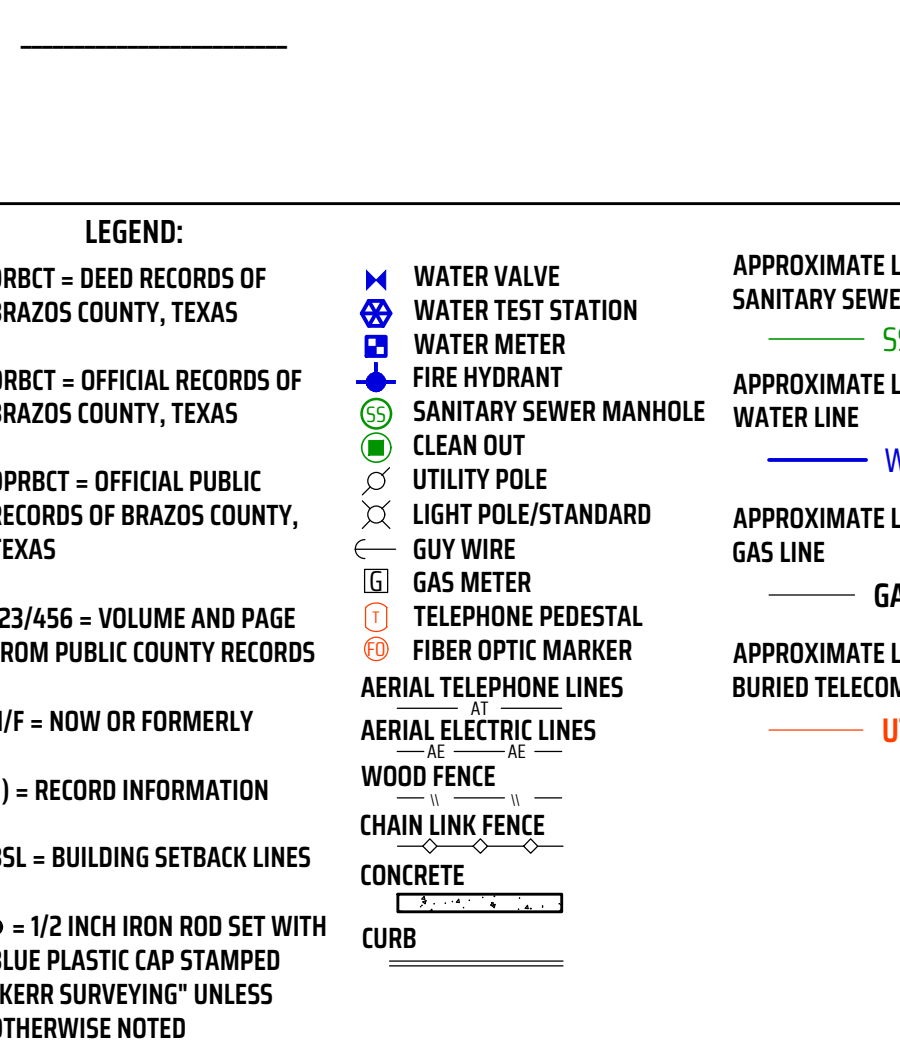
THENCE, with said northeast side of Nevada Street and the southwest line of said 0.524 acre tract, N 46° 40' 13" W a distance of 136.20 feet to the POINT OF BEGINNING hereof and containing 0.4800 acre of land, more or less. As surveyed on the ground October 2024 under my supervision.

OWNER:
BRYAN COMMERCE AND DEVELOPMENT, INC.
300 SOUTH TEXAS AVENUE
BRYAN, TEXAS 77803

CERTIFICATION OF THE COUNTY CLERK

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 (NA2011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MYCS2).
- DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT GRID AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0001025847445 (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 AND 48041C0195E, REVISED DATE: 05-16-2012.
- (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
- TOPOGRAPHIC CONTOURS FROM ON-THE-GROUND SURVEY, VERTICAL DATUM NAVD 1988.
- 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.
- 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.



NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

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

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

COUNTY CLERK, BRAZOS COUNTY, TEXAS

FINAL PLAT OF MUCKLEROY NEVADA SUBDIVISION BLOCK 1, LOTS 1, 2, AND 3

TOTAL 0.4800 ACRE MEASURED
BEING A FINAL PLAT OF ALL OF A CALLED 0.524 ACRE TRACT
VOLUME 19245, PAGE 160, OPRBC
BEING DESCRIBED IN VOLUME 300, PAGE 553, DRBCT
STEPHEN F. AUSTIN LEAGUE #9 SURVEY, ABSTRACT No. 62
BRYAN, BRAZOS COUNTY, TEXAS

KERR SURVEYING

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 10-29-2024 | PLAT DATE: 12-3-2024
JOB NUMBER: 24-1157 | CAD NAME: 24-1157-5 Final Plat
POINT FILE: BOT-GTG (cont); 24-1157-5 Final Plat (job)
DRAWN BY: TIF CHECKED BY: MK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

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