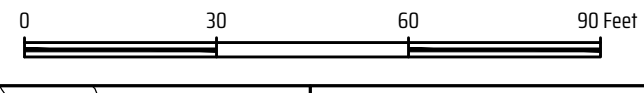


SCALE: 1" = 30'



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.

- GENERAL NOTES**
1. 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 CORS SOLUTION 2 (MYCS2).
 2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT GRID AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0001271030732 (CALCULATED USING GEOID12B).
 3. 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. 480410215F, REVISED DATE: 04-02-2014.
 4. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
 5. ALL PROPERTY CORNERS ARE MARKED WITH A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SM KLING RPLS 2003" UNLESS OTHERWISE NOTED.
 6. TOPOGRAPHIC CONTOURS FROM TNRS DATA.
 7. 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.
 8. 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.
 9. THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY UNIVERSITY TITLE COMPANY, GF NO. 52411039T, EFFECTIVE DATE: OCTOBER 1, 2024. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - ITEM 10g: EASEMENTS AS SET OUT ON PLAT RECORDED IN VOLUME 4535, PAGE 224 (OPRBCT), DO AFFECT THIS TRACT AND ARE SHOWN HEREON.
 - ITEM 10h: BUILDING LINES AS SET OUT IN RESTRICTIONS RECORDED IN VOLUME 4733, PAGE 126 (OPRBCT), DO NOT AFFECT THIS TRACT.
 - ITEM 10i: EASEMENTS AS SET OUT IN RESTRICTIONS RECORDED IN VOLUME 10057, PAGE 205 (OPRBCT), DO AFFECT THIS TRACT AND ARE SHOWN HEREON.
 - ITEM 10k: EASEMENT TO CITY OF BRYAN RECORDED IN VOLUME 322, PAGE 529 (DRBCT), PARTIALLY RELEASED IN VOLUME 4815, PAGE 184 (OPRBCT), DOES AFFECT THIS TRACT AND IS SHOWN HEREON.
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
 10. THIS PROPERTY IS ZONED OFFICE DISTRICT (C-1).

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

WE, ROYCE PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, THE OWNER AND DEVELOPER 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 19598, PAGE 61, 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.

ROYCE PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY

LEGEND:

DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS	WATER VALVE	APPROXIMATE LOCATION OF 8" SANITARY SEWER LINE
DRBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS	WATER TEST STATION	APPROXIMATE LOCATION OF 8" WATER LINE
OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS	FIRE HYDRANT	APPROXIMATE LOCATION OF GAS LINE
123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS	SANITARY SEWER MANHOLE	APPROXIMATE LOCATION OF BURIED TELECOM CABLE
N/F = NOW OR FORMERLY	CLEAN OUT	
() = RECORD INFORMATION	UTILITY POLE	
	LIGHT POLE/STANDARD	
	GUY WIRE	
	GAS METER	
	TELEPHONE PEDESTAL	
	FIBER OPTIC MARKER	
	PVC STUB	
	AERIAL ELECTRIC LINES	
	WOOD FENCE	
	CONCRETE	
	CURB	

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____.

NOTARY PUBLIC, BRAZOS COUNTY, 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 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

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 SURVEYOR

STATE OF TEXAS
 COUNTY OF BRAZOS

I, DAVID POWELL BRISTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6537, 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.

DAVID POWELL BRISTER, RPLS NO. 6537

FIELD NOTES DESCRIPTION
 OF A
 1.37 ACRE TRACT
 JOHN AUSTIN LEAGUE SURVEY SECTION 8, ABSTRACT No. 2
 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 1.37 ACRE IN THE JOHN AUSTIN LEAGUE SURVEY SECTION 8, ABSTRACT No. 2, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 5 AND LOT 6, BLOCK 5, PENNER PLACE SUBDIVISION FILED IN VOLUME 4535, PAGE 226 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 1.37 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found (all 1/2 inch iron rods found with red plastic caps stamped "SM KLING RPLS 2003" unless otherwise noted) on the southwest right-of-way of State Highway 6 (N. Earl Rudder Freeway, right-of-way width varies) marking the north corner of Lot 7, Block 5, Penner Place Subdivision and the east corner of Lot 6, Block 5;

THENCE, with the common line of said Lots 6 and 7, Block 5, S 44° 15' 34" W a distance of 300.75 feet to a point for corner on the northeast line of Lot 4, Block 1 marking the west corner of said Lot 7 and the south corner of said Lot 6, from which a 1/2 inch iron rod found bears S 48° 23' 45" W a distance of 0.31 feet;

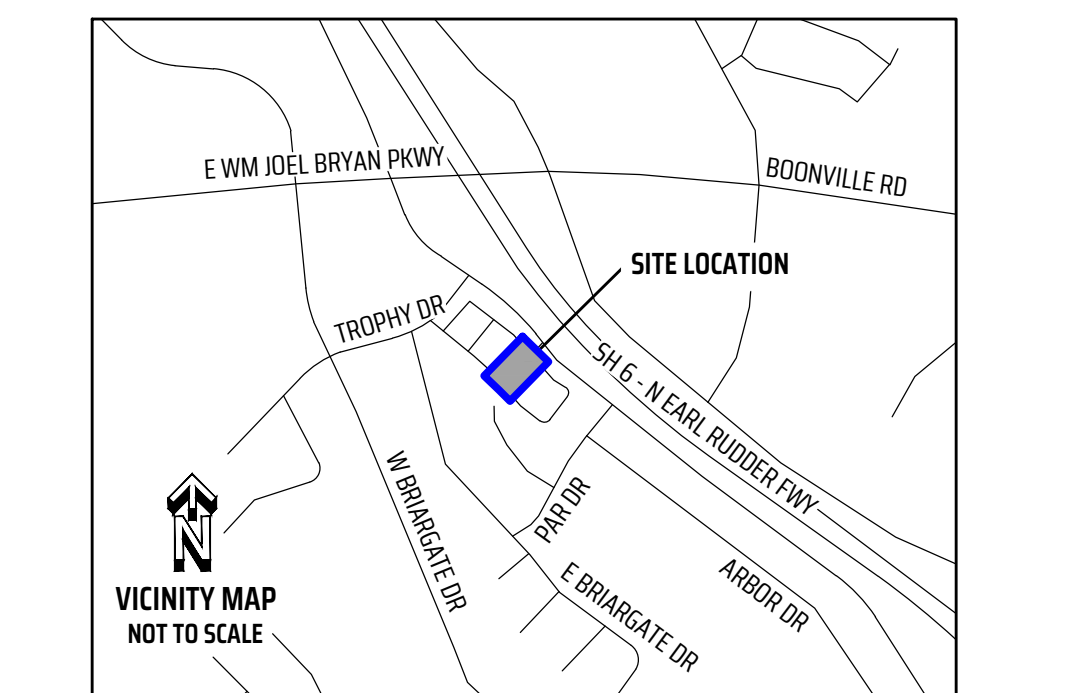
THENCE, with the northeast lines of Lot 4 and Lot 5, Block 1, Briarcrest Valley Phase 6 filed in Volume 495, Page 451 of the Deed Records of Brazos County, Texas (DRBCT) and with the southwest lines of said Lot 6 and Lot 5, Block 5, N 45° 52' 02" W, passing at a distance of 46.23 feet the northeast common corner of said Lots 4 and 5, Block 1, Briarcrest Valley Phase 6 from which a 1/2 inch iron rod found with no cap bears S 44° 07' 58" W a distance of 0.18 feet, and passing at a distance of 85.00 feet a 1/2 inch iron rod found marking the southwest common corner of said Lots 5 and 6, Block 5, and continuing on for a total distance of 198.00 feet to a 1/2 inch iron rod found on the northeast line of said Lot 5, Block 1, Briarcrest Valley Phase 6 marking the south corner of Lot 4, Block 5, and the west corner of said Lot 5, Block 5, Penner Place Subdivision; for reference the City of Bryan monument GPS-33 bears N 56° 47' 52" W a distance of 1,744.23 feet;

THENCE, with the southeast line of said Lot 4 and the northwest line of said Lot 5, Block 5, N 44° 15' 34" E a distance of 301.19 feet to a 1/2 inch iron rod found on said southwest right-of-way of State Highway 6 marking the east corner of said Lot 4, Block 5 and the north corner of said Lot 5, Block 5;

THENCE, with said right-of-way, S 45° 44' 26" E passing at a distance of 113.08 feet a 5/8 inch iron rod found with plastic cap stamped "JONES & CARTER" marking the northeast common corner of said Lots 5 and 6, and continuing on for a total distance of 198.00 feet to the **POINT OF BEGINNING** hereof and containing 1.37 acre of land, more or less.

CERTIFICATION OF THE COUNTY CLERK

 COUNTY CLERK, BRAZOS COUNTY, TEXAS



FINAL PLAT
 OF
PENNER PLACE SUBDIVISION
LOT 5R, BLOCK 5

1.37 ACRE
 BEING A REPLAT OF LOTS 5 & 6, BLOCK 5
 PENNER PLACE SUBDIVISION
 VOLUME 4535, PAGE 226, OPRBCT
 JOHN AUSTIN LEAGUE SURVEY SECTION 8, ABSTRACT No. 2
 BRYAN, BRAZOS COUNTY, TEXAS

OWNER: ROYCE PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY
 P.O. BOX 5753, BRYAN, TX 77805

SCALE: 1 INCH = 30 FEET
 SURVEY DATE: 01-06-2025 | PLAT DATE: 01-28-2025
 JOB NUMBER: 24-1479 | CAD NAME: 24-1479-5 Replat
 POINT FILE: MARIA-GTG (cont); 24-1479 (job)
 DRAWN BY: TJF CHECKED BY: DPB
 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"