



SCALE: 1" = 20'

BENCHMARK NOTES

PROJECT BENCHMARK

CITY OF BRYAN MONUMENT GPS-108
N:10218158.67, E:3549974.56, ELEV:314.95'
(ELEVATION DATUM NAVD 1988, GEOID12B)

TBM #1

'X' IN SQUARE FOUND IN CONCRETE FOUND
92.86' FROM THE SOUTH CORNER OF HEREIN
DESCRIBED TRACT, 95.90' SOUTHWEST OF A
POWER POLE.
N:10218292.95, E:3547471.13, ELEV: 322.77'

TBM #2

'X' IN SQUARE FOUND IN CONCRETE ON THE
SOUTH SIDE OF SULPHUR SPRINGS ROAD, 43.56'
FEET FROM THE SOUTH CORNER OF HEREIN
DESCRIBED TRACT, 43.39' SOUTHEAST OF A
POWER POLE.
N:10218310.29 E:3547562.83 ELEV: 321.60'

TBM #3

'X' IN SQUARE FOUND IN CONCRETE 6.92' FROM
THE EAST CORNER OF HEREIN DESCRIBED TRACT,
8.35' SOUTHEAST OF THE CENTER OF A SANITARY
SEWER MANHOLE
N:10218402.50, E:3547635.04, ELEV: 320.10'

***COORDINATES SHOWN HEREON ARE TEXAS
STATE PLANE CENTRAL ZONE GRID (NOT
SURFACE) NAD 83 COORDINATES***

SURVEYOR'S CERTIFICATE:

I, DAVID POWELL BRISTER, R.P.L.S. NO. 6537, DO HEREBY CERTIFY
THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT
TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF
PRACTICE REQUIREMENTS FOR A CATEGORY 1A & 6, CONDITION 3,
LAND TITLE AND TOPOGRAPHIC SURVEY AS MADE ON THE GROUND
UNDER MY SUPERVISION.

DAVID POWELL BRISTER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6537



ZONING SETBACK NOTES

ACCORDING TO THE CITY OF BRYAN
ONLINE ZONING MAP REFERENCED ON
06-27-24, THIS TRACT IS ZONED
RESIDENTIAL DISTRICT-5000 (RD-5) AND
IS SUBJECT TO THE FOLLOWING BUILDING
SETBACKS (Z) AS SHOWN HEREON:

FRONT SETBACK - 25'
SIDE SETBACK (INTERIOR) - 5'
REAR SETBACK - 5'

REVISED 07-01-2024

ADDED THE PUBLIC UTILITY EASEMENT
RECORDED IN VOLUME 138, PAGE 432 &
VOLUME 115, PAGE 417 (DRBCT).

8' UTILITY EASEMENT 138/432
& 115/417 (DRBCT)(CENTERED
ON ORIGINAL LOT LINE

POINT OF BEGINNING
1/2 INCH IRON ROD FOUND
WITH A YELLOW PLASTIC CAP
STAMPED 'KERR 4502' (CM)

TBM #2

SULPHUR SPRINGS ROAD
(A CITY MAINTAINED PUBLIC ROAD)
RIGHT-OF-WAY WIDTH VARIES
(NO DEDICATION FOUND)

POINT FOR CORNER FROM WHICH
A 1/2 INCH IRON PIPE FOUND
BEARS S 33°33'18" E 1.44'

N. RIM SANITARY SEWER
MANHOLE (CONCRETE): 317.82'
FL 6" PVC OUT (NW): 315.78'
FL 6" PVC OUT (SE): 315.78'
FL 6" PVC IN (NE): 315.88'

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

WATER METER
SANITARY SEWER MANHOLE
CLEAN OUT
UTILITY POLE
GUY WIRE
A/C UNIT
GAS METER
ELECTRIC SERVICE
TRANSFORMER / SWITCHGEAR

AERIAL ELECTRIC LINES
WOOD FENCE
CHAIN LINK FENCE
METAL OR PIPE FENCE

DECK
CONCRETE
GRAVEL
CURB

APPROXIMATE LOCATION OF
6" SANITARY SEWER LINE
SS-6"

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 AREAS) DIVIDE BY A COMBINED SCALE FACTOR
OF 1.00010935501446 (CALCULATED USING GEOID12B).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH
PROPERTY BOUNDARIES.

(P) INDICATES THE PLAT OF MIDWAY PLACE RECORDED IN VOLUME 38, PAGE
598 (DRBCT).

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY
UNIVERSITY TITLE COMPANY, GF NO. 193245, POLICY DATE: NOVEMBER 13, 2019.
ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 6e: EASEMENTS AND BUILDING LINES AS SET OUT IN RESTRICTIONS
RECORDED IN VOLUME 115, PAGE 417 AND VOLUME 138, PAGE 432 (DRBCT),
DO AFFECT THIS TRACT BUT IS BLANKET IN NATURE AND NOT PLOTTABLE.
- ITEM 6i: BLANKET EASEMENT TO CITY OF BRYAN RECORDED IN VOLUME
2822, PAGE 78 (ORBCT), DOES AFFECT THIS TRACT BUT IS BLANKET IN
NATURE AND NOT PLOTTABLE.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY
THIS PLAT.

ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD
COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON
THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY
VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS
SHOWN HEREON.

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.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION
(METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE
INSTRUMENT TOGETHER.

FLOOD PLAIN NOTES:

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.
48041C0215F, REVISED DATE: 04-02-2014.

LAND TITLE AND TOPOGRAPHIC SURVEY PLAT

OF A
0.362 ACRE TRACT
CALLED TO BE LOTS 8, 10 AND THE EAST 5' OF LOT 6 OF
MIDWAY PLACE IN
VOLUME 38, PAGE 598 DRBCT
ZENO PHILLIPS SURVEY, A-45 & JOSEPH E. SCOTT SURVEY, A-50
BRYAN, BRAZOS COUNTY, TEXAS



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

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 06-17-2024 | PLAT DATE: 06-28-2024
JOB NUMBER: 24-664 | CAD NAME: 24-664-TOPO-5
POINT FILE: C-CLUB-GRID (cont); 24-664 (job)
DRAWN BY: WW CHECKED BY: DB
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM