



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 in US survey feet and decimals unless otherwise noted. The observed grid distances (not arcs) divide by a combined scale factor of 1.00010891 (calculated using GEOID12B).
3. No portion of this tract lies within a designated 100-Year floodplain according to the FIRM Maps, Panel No. 4804C0195E revised date: May 16, 2012.
4. 1/2" Iron rods with blue plastic cap stamped "KERN SURVEYING" will be set at all angle points and lot corners unless otherwise stated.
5. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
6. All properties shall have residential fire sprinkler systems installed, in order to achieve Certificate of Occupancy.
7. All utilities shown are approximate location.
8. This property is zoned Multiple-Family Residential District (MF).
9. The property proposed use is four-plexes and tri-plexes.
10. Distances shown along curves are chord lengths.
11. 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.
12. 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.
13. Reduced front setbacks for all lots was approved via Planning Variance case no. P24-18 by Bryan Planning and Zoning Commission on May 2, 2024.
14. The purpose of this amending plan is to correct common area labels.

This plat was prepared to reflect the title report issued by University Title Company, GF No. 2305006CS, dated: 10-26-2023. Exceptions are addressed as follows:

- 60' wide City of Bryan electrical transmission line easement (187/359 DBRCT) does appear to cross this tract. 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 this easement area.
- 60' wide City of Bryan electrical transmission line easement (187/357 DBRCT) does not cross this tract.
- 60' wide City of Bryan electrical transmission line easement (211/431 DBRCT) 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 DBRCT) approximate location not shown hereon does not appear to cross this tract. No evidence of an existing pipeline was found in the easement area.
- 20' wide sanitary sewer easement to the City of Bryan (936/727 DBRCT) does not cross this tract.
- 10' wide City of Bryan pipeline easement (148/263 DBRCT) does not cross this tract.
- 33' wide Sinclair refining pipeline easement (132/67 DBRCT) does cross this tract as shown hereon.
- 100' wide Brazos Electric Power Coop. inc. transmission line easement (277/851 DBRCT) does not cross this tract.
- Called 1.183 acre easement to the Texas A&M University System (552/51 DBRCT) does cross this tract as shown hereon.
- 3' wide easement to Vanguard Pipeline Corp. (602/502 ORCT) does cross this tract as shown.
- All other items are not survey items and/or are not addressed by this plat.

Page 2 of 2

*Being an Amending Plat of
Block 1, Lots 1-21, Common Areas,
and ROW - 11.15 Acres
Volume 19833, Page 49 OPRBCT
Zeno Phillips League Survey, A-45
Bryan, Brazos County, Texas*

July 2025

Owner:
The Croft Bryan Texas, LLC
PO Box 663
Bryan, TX 77806

Engineer:



PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

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

Inset A:
N.T.S

Inset B:
N.T.S

Inset C:
N.T.S