



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, LOVETT HOLDINGS, LLC, THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 15736, PAGE 63, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS-OF-WAY, EASEMENTS, AND OTHER PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

STEVE LOVETT, MANAGER

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 ON THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL KONETSKI, REGISTERED PUBLIC 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

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 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 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 AND 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

GENERAL NOTES

- BEARING SYSTEM SHOWN HEREON IS BASED ON 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).
- DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.000115697587 (CALCULATED USING GEOID12B).
- (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
- CONTOUR LINES AND ELEVATIONS SHOWN HEREON WERE CREATED BASED ON DATA COLLECTED IN THE FIELD BY KERR SURVEYING USING AERIAL DRONE LIDAR AND CONVENTIONAL SURVEY EQUIPMENT. ELEVATION DATUM: NAVD 1988 (GEOID12B).
- PIPELINE EASEMENT TO HUMBLE PIPE LINE (48/563 DRBCT) DOES AFFECT TO THIS TRACT, ALTHOUGH THE PIPELINE COVERED BY THIS EASEMENT DOES NOT CROSS THIS TRACT.
- EASEMENT TO LONE STAR GAS (102/62 DRBCT) DOES AFFECT THIS TRACT AS PARTIALLY RELEASED (605/523 ORBCT) AND SHOWN HEREON.
- THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.
- 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.
- 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.
- THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED 'AE' AND DOES PARTIALLY 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. 48041C0205F, REVISED DATE: 4/02/2014.
- 1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" AT ALL LOT CORNERS.
- ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
- THIS PROPERTY IS ZONED COMMERCIAL (C-3).
- A LOT DEPTH VARIANCE FOR LOT 5 WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON 9/04/2025 (CASE NO. PV25-15).
- STORMWATER DETENTION WILL BE REQUIRED FOR EACH LOT. A DRAINAGE REPORT AND STORMWATER DETENTION FACILITY DESIGN MUST BE SUBMITTED FOR CITY OF BRYAN APPROVAL WITH EACH SITE PLAN SUBMITTAL.
- EACH LOT OWNER SHALL BE RESPONSIBLE FOR GRADING AND MAINTAINING THE LOT TO ACCEPT AND CONVEY DRAINAGE FROM UPSTREAM LOTS TO THE FLOODPLAIN, SUBJECT TO CITY OF BRYAN APPROVAL.
- THE ACCESS EASEMENT SHOWN HEREON IS FOR THE BENEFIT OF ALL LOTS WITHIN CEDAR BREAKS SUBDIVISION. IT SHALL PROVIDE SHARED ACCESS FOR INGRESS, EGRESS, AND MANEUVERING TO AND FROM SH 6.

LEGEND

	PROPERTY BOUNDARY
	PROPOSED LOT LINE
	NEIGHBORING PROPERTY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
DRBCT	DEED 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
	PROPERTY CORNER — ALL CORNERS ARE 1/2 IRON ROD SET WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' UNLESS OTHERWISE NOTED

FINAL PLAT
OF
CEDAR BREAKS

LOTS 1-5, BLOCK 1
8.581 ACRES

VOLUME 15736, PAGE 63 OPRBCT
STEPHEN F. AUSTIN LEAGUE NO. 10 SURVEY, ABSTRACT 63
BRYAN, BRAZOS COUNTY, TEXAS

SEPTEMBER 2025

OWNER/DEVELOPER

LOVETT HOLDINGS, LLC
3600 LOVETT LANE
COLLEGE STATION, TX 77845
(979) 220-2104

ENGINEER

CENTER POLE ENGINEERING, LLC
BRYAN, TX 77802
(979) 213-6971
TBPELS F-23601
INFO@CENTERPOLEENGINEERING.COM

SURVEYOR

KERR SURVEYING, LLC
1718 BRIARCREST DR
BRYAN, TX 77802
(979) 268-3195
TBPELS F-10018500
SURVEYS@KERRSURVEYING.NET
PROJECT 25-0806

PRELIMINARY PLAN
FOR REVIEW
PURPOSES ONLY

