

PRELIMINARY PLAN
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

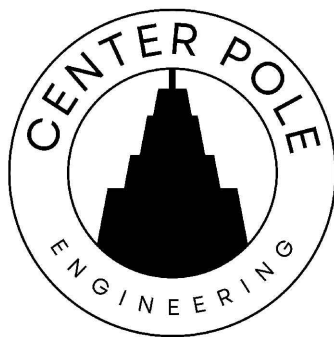
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PROJECT 25-0806



PRELIMINARY PLAN
FOR REVIEW
PURPOSES ONLY

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN INFORMATION HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSES AND CLIENT USES MATCHED TO THE INTENT OF THE DOCUMENT. WITHOUT LIMITATION, AND ASSUMPTION BY CENTER POLE ENGINEERING, LLC, SHALL BE WITHOUT LIABILITY TO CENTER POLE ENGINEERING, LLC.

GENERAL NOTES

1. 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).
2. 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).
3. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
4. 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).
5. 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.
6. EASEMENT TO LONE STAR GAS (102/62 DRBCT) DOES AFFECT THIS TRACT AS PARTIALLY RELEASED (605/523 ORBCT) AND SHOWN HEREON.
7. THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.
8. 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.
9. 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.
10. 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.
11. 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.
12. 1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" AT ALL LOT CORNERS.
13. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
14. THIS PROPERTY IS ZONED COMMERCIAL (C-3).
15. A LOT DEPTH VARIANCE FOR LOT 5 WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON 9/04/2025 (CASE NO. PV25-15).
16. 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.
17. 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.
18. 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

- EXISTING GRAVEL
- EXISTING CONCRETE
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- NEIGHBORING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEANOUT
- EXISTING/PROPOSED FIRE HYDRANT
- EXISTING/PROPOSED WATER VALVE
- PIPE LINE MARKER
- EXISTING POWER POLE
- EXISTING ELECTRIC BOX
- EXISTING TELEPHONE PEDESTAL
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER LINE (SIZE NOTED)
- PROPOSED WATER LINE (SIZE NOTED)
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING GUARDRAIL
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- 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

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