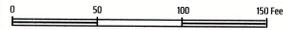


SCALE: 1" = 50'



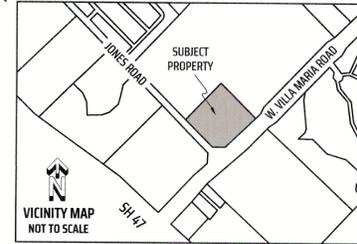
N/F
BRYAN INDEPENDENT SCHOOL DISTRICT
CALLED 45.97 ACRES
(7189/17 OPRBCT)

1/2 INCH IRON ROD WITH BLUE
PLASTIC CAP STAMPED "KERR
SURVEYING" SET

N/F
BRYAN INDEPENDENT SCHOOL DISTRICT
CALLED 12.00 ACRES
(7190/256 OPRBCT)

APPROXIMATE LOCATION OF 2.680
ACRE TXDOT DRAINAGE EASEMENT
(1128/844 DRBCT)

POND



TITLE COMMITMENT NOTES

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY REPUBLIC TITLE OF TEXAS, INC., OF NO. 3020-1284232, EFFECTIVE DATE: 01-04-2026. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
• ITEM 10e: EASEMENT RECORDED IN VOLUME 98, PAGE 295 (DRBCT) DOES AFFECT THIS TRACT. THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
• ITEM 10h: EASEMENT RECORDED IN VOLUME 7773, PAGE 57 (OPRBT) DOES CROSS THIS TRACT AS SHOWN HEREON.
• ITEM 10s: DRAINAGE EASEMENT RECORDED IN VOLUME 1128, PAGE 844 (DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
• ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

FIELD NOTES DESCRIPTION
OF A
8.176 ACRE TRACT
THOMAS J. WOOTON LEAGUE SURVEY, ABSTRACT 59
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 8.176 ACRES IN THE THOMAS J. WOOTON LEAGUE SURVEY, ABSTRACT 59, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 25.60 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LARD FAMILY LAND COMPANY RECORDED IN VOLUME 10004, PAGE 213 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBT); SAID 8.176 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set in the northwest line of W. Villa Maria Road (right-of-way width varies per TXDOT right-of-way plans G 1141/426 of the Official Records of Brazos County, Texas), for a southerly corner of a called 12.00 acre tract of land described in a deed to Bryan Independent School District, recorded in Volume 7190, Page 256 (OPRBT) and being the east corner hereof, from which a concrete right-of-way marker found bears N 42° 21' 09" E, a distance of 74.83 feet;

THENCE, with the northwest line of W. Villa Maria Road for the following five (5) courses and distances:

- 1) S 42° 21' 09" W, for a distance of 212.98 feet to a concrete right-of-way marker found;
- 2) S 44° 50' 00" W, for a distance of 157.54 feet to a concrete right-of-way marker found;
- 3) S 47° 18' 51" W, for a distance of 141.25 feet to a concrete right-of-way marker found;
- 4) N 87° 41' 10" W, for a distance of 141.42 feet to a concrete right-of-way marker found;
- 5) S 42° 54' 03" W, for a distance of 6.74 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set in the northeast project occupied line of Jones Road (variable width right-of-way partially described in Volume 6118, Page 216 OPRBT, a portion of right-of-way appears to be prescriptive in nature), for a southerly corner hereof;

THENCE, generally along a fence and along the northeast line of Jones Road, N 47° 05' 57" W, for a distance of 475.67 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set for a southerly corner of said 12.00 acres and being the west corner hereof, from which a 5/8 inch iron rod found bears N 47° 05' 57" W, a distance of 843.49 feet;

THENCE, with the southerly lines of said 12.00 acres for the following two (2) courses and distances:

- 1) N 42° 54' 02" E, for a distance of 610.00 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set;
- 2) S 47° 05' 56" E, for a distance of 597.21 feet to the POINT OF BEGINNING hereof and containing 8.176 acres, more or less.

8.176
ACRES

N/F
LARD FAMILY LAND COMPANY
REMAINDER OF CALLED 25.60 ACRES
(10004/213 OPRBCT)

POINT OF BEGINNING
1/2 INCH IRON ROD WITH BLUE
PLASTIC CAP STAMPED "KERR
SURVEYING" SET

CONCRETE RIGHT-OF-WAY
MARKER FOUND (CM)

N 42° 21' 09" E
74.83'

CONCRETE RIGHT-OF-WAY
MARKER FOUND (CM)

S 42° 21' 09" W 212.98'
(CALLED S 42° 22' 25" W, 1141/426 OPRBCT)

S 44° 50' 00" W 157.54'
(CALLED S 44° 51' 16" W 157.54', 1141/426 OPRBCT)

S 47° 18' 51" W 141.25'
(CALLED S 47° 20' 07" W 141.25', 1141/426 OPRBCT)

S 42° 54' 03" W
6.74'

N 87° 41' 10" W 141.42'
(CALLED N 87° 39' 54" W 141.42',
1141/426 OPRBCT)

N/F
THE STATE OF TEXAS
CALLED 7.018 ACRES
(1141/426 DRBCT)

LEGEND:

DRBCT = DEED RECORDS OF
BRAZOS COUNTY, TEXAS

OPRBT = OFFICIAL RECORDS OF
BRAZOS COUNTY, TEXAS

OPRBT = OFFICIAL PUBLIC
RECORDS OF BRAZOS COUNTY,
TEXAS

123/456 = VOLUME AND PAGE
FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

() = RECORD INFORMATION

WATER VALVE

WATER METER

FIRE HYDRANT

UTILITY POLE

LIGHT POLE/STANDARD

TELEPHONE PEDESTAL

FIBER OPTIC MARKER

AERIAL ELECTRICAL LINES

BARBED WIRE FENCE

CONCRETE

GRAVEL

APPROXIMATE LOCATION OF
BURIED COMMUNICATIONS
CABLE

APPROXIMATE LOCATION OF
BURIED ELECTRICAL LINE

SURVEYOR'S CERTIFICATE

TO: REPUBLIC TITLE OF TEXAS, INC., STEVEN QUISENBERRY AND LARD FAMILY LAND COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3, 4, 11(b), AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 12, 2025.

DATE: 1-28-26

Michael Andrew Sherrord, R.P.L.S. #7103



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 AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0001039594953 (CALCULATED USING GEOID12B).
- 3. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
- 4. 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. 48041C0285E, REVISED DATE: 05-16-2012.
- 5. 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.
- 6. THERE ARE NO PLANNED CHANGES IN STREET RIGHT-OF-WAY KNOWN AT THE TIME OF THIS SURVEY.
- 7. EXCEPT AS SHOWN HEREON THERE ARE NO VISIBLE OR DISCERNABLE PROTRUSIONS OF IMPROVEMENTS FROM THE SUBJECT PROPERTY ONTO THE ADJOINING RIGHT-OF-WAYS.
- 8. DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT TO AN EXPERT CONSULTANT.
- 9. THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
- 10. VISIBLE IMPROVEMENTS WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. IMPROVEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREON.
- 11. FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. THE FENCE LINE MAY MEANDER BETWEEN SAID MEASURED LOCATIONS. THE DIMENSIONS SHOWING THE DISTANCE BETWEEN THE FENCE AND THE PROPERTY LINE ALSO INDICATES WHICH SIDE OF THE PROPERTY LINE THE FENCE IS ON.

ZONING SETBACK NOTES

ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 12-12-2025, THIS TRACT IS ZONED INNOVATION CORRIDOR - RETAIL SERVICES (IC-RS) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

- FRONT SETBACK - 10 FEET (MINIMUM), 30 FEET (MAXIMUM)
- SIDE SETBACK - 25 FEET (MINIMUM)
- REAR SETBACK - 5 FEET (MINIMUM)

JONES ROAD
VARIABLE WIDTH RIGHT-OF-WAY
PARTIALLY DESCRIBED IN ABSTRACT OPRBCT
A PORTION OF RIGHT-OF-WAY APPEARS TO
BE PREScriptive IN NATURE

EDGE OF PAVEMENT

16' UTILITY EASEMENT
(7773/53 OPRBCT)

30' MAXIMUM FRONT SETBACK (Z)

10' MINIMUM FRONT SETBACK (Z)

25' SIDE SETBACK (Z)

18 INCH
CONCRETE PIPE

16' UTILITY EASEMENT
(7773/53 OPRBCT)

30' MAXIMUM FRONT SETBACK (Z)

10' MINIMUM FRONT SETBACK (Z)

25' SIDE SETBACK (Z)

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PLASTIC CAP STAMPED "KERR
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