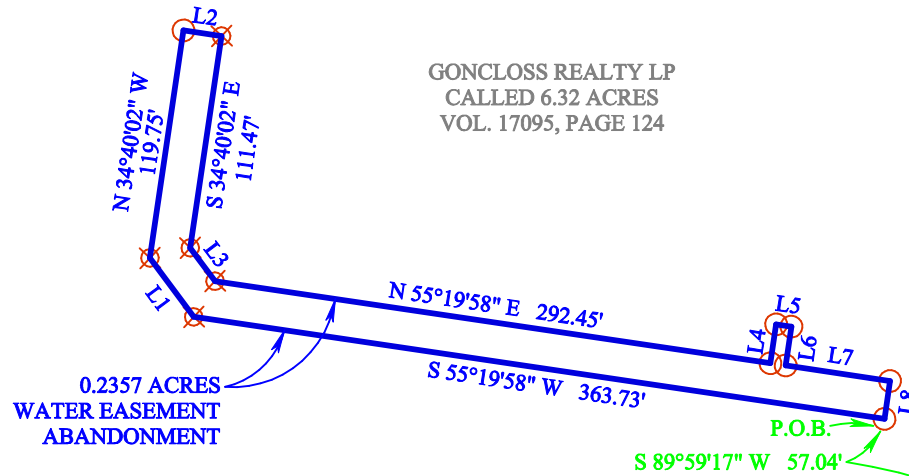


LYNTERO REALTY LP  
 LOT 1 BLOCK 2  
 CALLED 8.00 ACRES  
 GENERAL MOTORS ADDITION  
 VOL. 10772, PAGE 58

LINE	DISTANCE	BEARING
L1	38.23'	N 79°40'02" W
L2	20.00'	N 55°19'58" E
L3	21.66'	S 79°40'02" E
L4	20.50'	N 34°40'09" W
L5	8.00'	N 55°19'50" E
L6	20.50'	S 34°40'03" E
L7	55.00'	N 55°19'58" E
L8	20.00'	S 34°40'02" E

GONCLOSS REALTY LP  
 CALLED 6.32 ACRES  
 VOL. 17095, PAGE 124



LOCMAR LLC - LOT 1 BLOCK 1  
 CALLED 5.03 ACRES  
 MCCOY SUBDIVISION  
 VOL. 8800, PAGE 79

BARAK LANE  
 (60' R.O.W.)

STATE HIGHWAY 6 - NORTH EARL RUDDER FREEWAY  
 (VARIABLE WIDTH R.O.W.)

**SURVEY LEGEND**

— SUBJECT PROPERTY LINE  
 — ADJOINING PROPERTY LINE

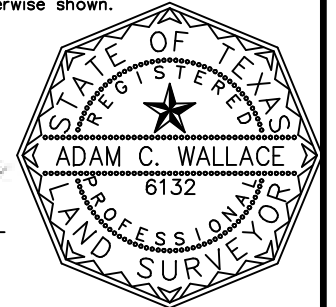
- CALCULATED CORNER
- ⊕ 1/2" IRON ROD W/ PINK PLASTIC CAP MARKED "RPLS 6132 - ATM SURV" FOUND
- ⊙ 1/2" IRON ROD FOUND    ⊙ 5/8" IRON ROD FOUND
- ▨ COVERED CONC.

**Survey Notes:**  
 1). The bearings of this survey are based on the Texas State Plane Coordinate System, Central Zone, NAD83(2011) EPOCH 2010, and boundary referenced to 1/2" iron rods called for and found as noted in the previous recorded deed.  
 2). Drawing Scale is 1"=100'  
 3). Drawn by: Adam Wallace

I, Adam Wallace, Registered Professional Land Surveyor No. 6132, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey performed on April 3rd, 2025, made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

*Adam Wallace*

Adam Wallace  
 Texas Registered Professional  
 Land Surveyor, Number 6132



**WATER EASEMENT EXHIBIT**

AREA: 0.2357 ACRES -OUT OF VOL. 19807, PAGE 248  
 AND VOL. 20225, PAGE 68

ABSTRACT: RICHARD CARTER SURVEY, A-8  
 STREET ADDRESS: 197 NORTH EARL RUDDER FREEWAY  
 CITY: BRYAN, TEXAS  
 COUNTY: BRAZOS

SURVEYED FOR: SCHULTZ ENGINEERING

\*THIS SURVEY COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

ATM Surveying

P.O. Box 10313, College Station, TX 77840  
 PHONE: (979)209-9291 email: Adam@ATMsurveying.com  
 www.ATMsurveying.com - FIRM #101784-00

## METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.3546 acres in the Richard Carter Survey, A-8, Brazos County, Texas, being a part of the 6.3239 acre tract, as recorded in Vol. 17095, Page 124, of the Brazos County Official Records (B.C.O.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(2011) Epoch 2010, and boundary referenced to 1/2" iron rods called for and found as noted in the previously recorded deed, and as surveyed on the ground on February 4th of 2021. This description is also referred to the plat prepared by ATM Surveying, Project No. 2024-07061, and being more particularly described as follows:

**COMMENCING** at a 1/2" iron rod found for the east corner of the 6.3239 acre tract, also being the north corner of the Locmar LLC called Lot 1, Block 1, called 5.03 acres of the McCoy Subdivision, as recorded in Vol. 8800, Page 79 of the B.C.O.R., also being a point in the southwest right-of-way line of State Highway 6 - North Earl Rudder Freeway (Variable Width R.O.W.)

**THENCE** severing said 6.3239 acre tract, for the following calls:

South 89°59'17" West, a distance of 57.04 feet to a point for corner, for the **PLACE OF BEGINNING**;

South 55°19'58" West, a distance of 363.73 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" found for corner;

North 79°40'02" West, a distance of 38.23 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" found for corner;

North 34°40'02" West, a distance of 119.75 feet to a point for corner;

North 55°19'58" East, a distance of 20.00 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" found for corner;

South 34°40'02" East, a distance of 111.47 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" found for corner;

South 79°40'02" East, a distance of 21.66 feet to a 1/2" iron rod with pink plastic cap marked "ATM SURVEY" found for corner;

North 55°19'58" East, a distance of 292.45 feet to a point for corner;

North 34°40'09" West, a distance of 20.50 feet to a point for corner;

North 55°19'50" East, a distance of 8.00 feet to a point for corner;

South 34°40'03" East, a distance of 20.50 feet to a point for corner;

North 55°19'58" East, a distance of 55.00 feet to a point for corner;

South 34°40'02" East, a distance of 20.00 feet to the **PLACE OF BEGINNING** containing 0.2357 acres.

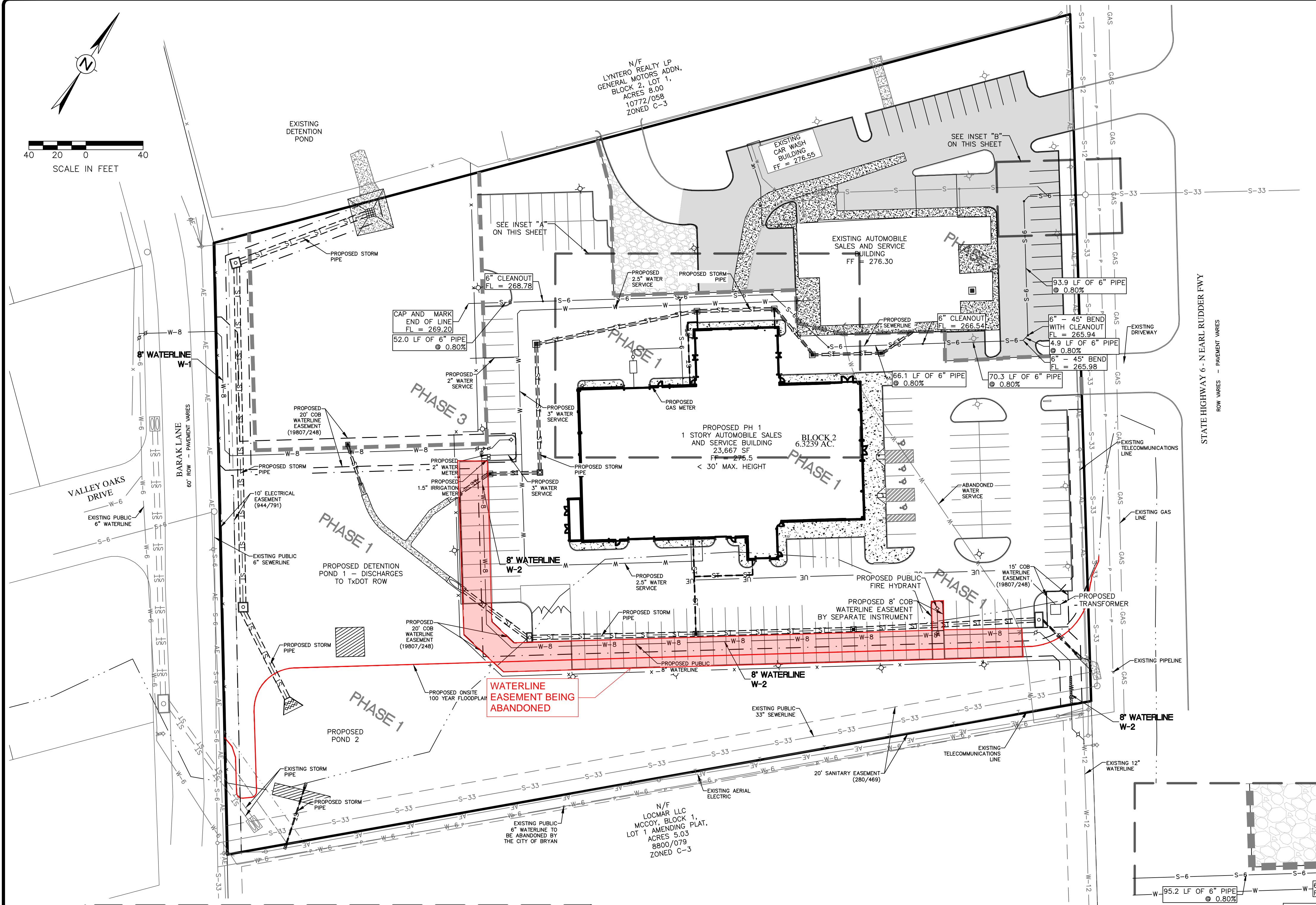
*Adam Wallace*



Adam Wallace

Texas Registered Professional Land Surveyor No. 6132 - FIRM #101784-00

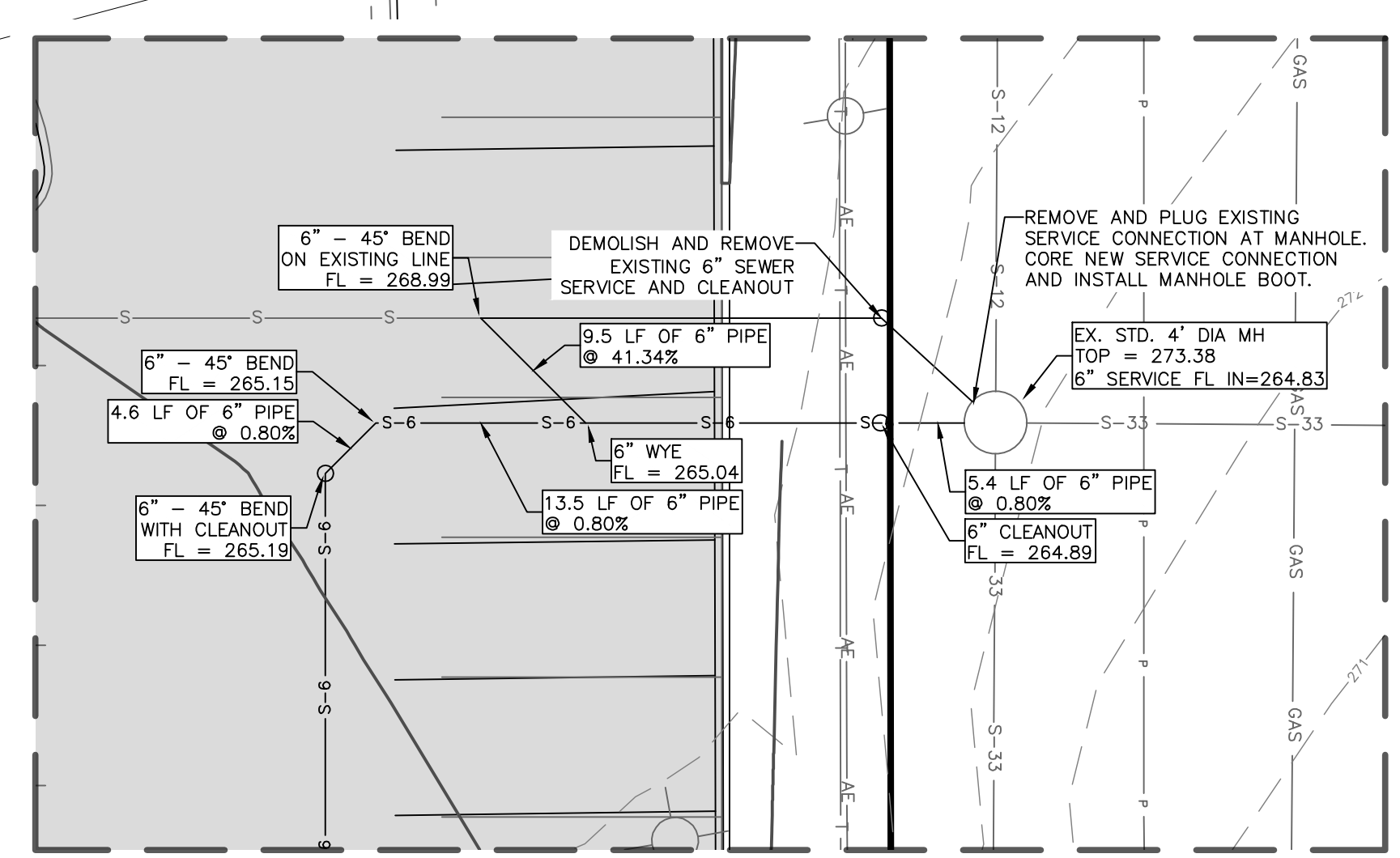
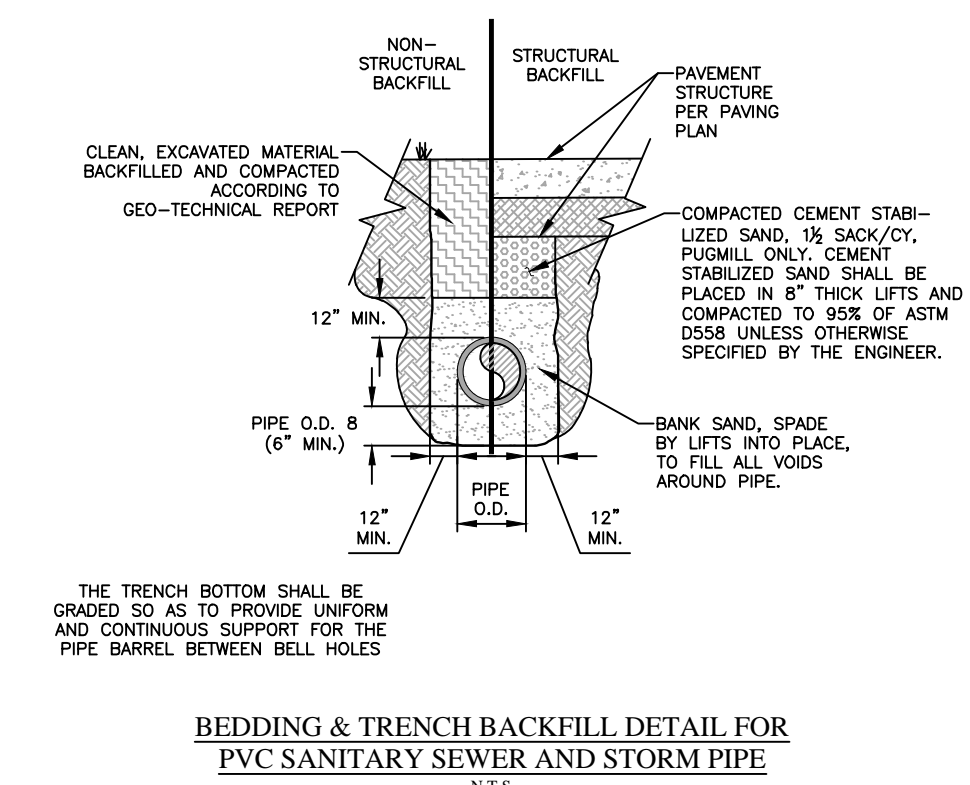
24-07061-North Earl Rudder Frwy-197--water-esmt abandonment-LEGAL —2/4/2021



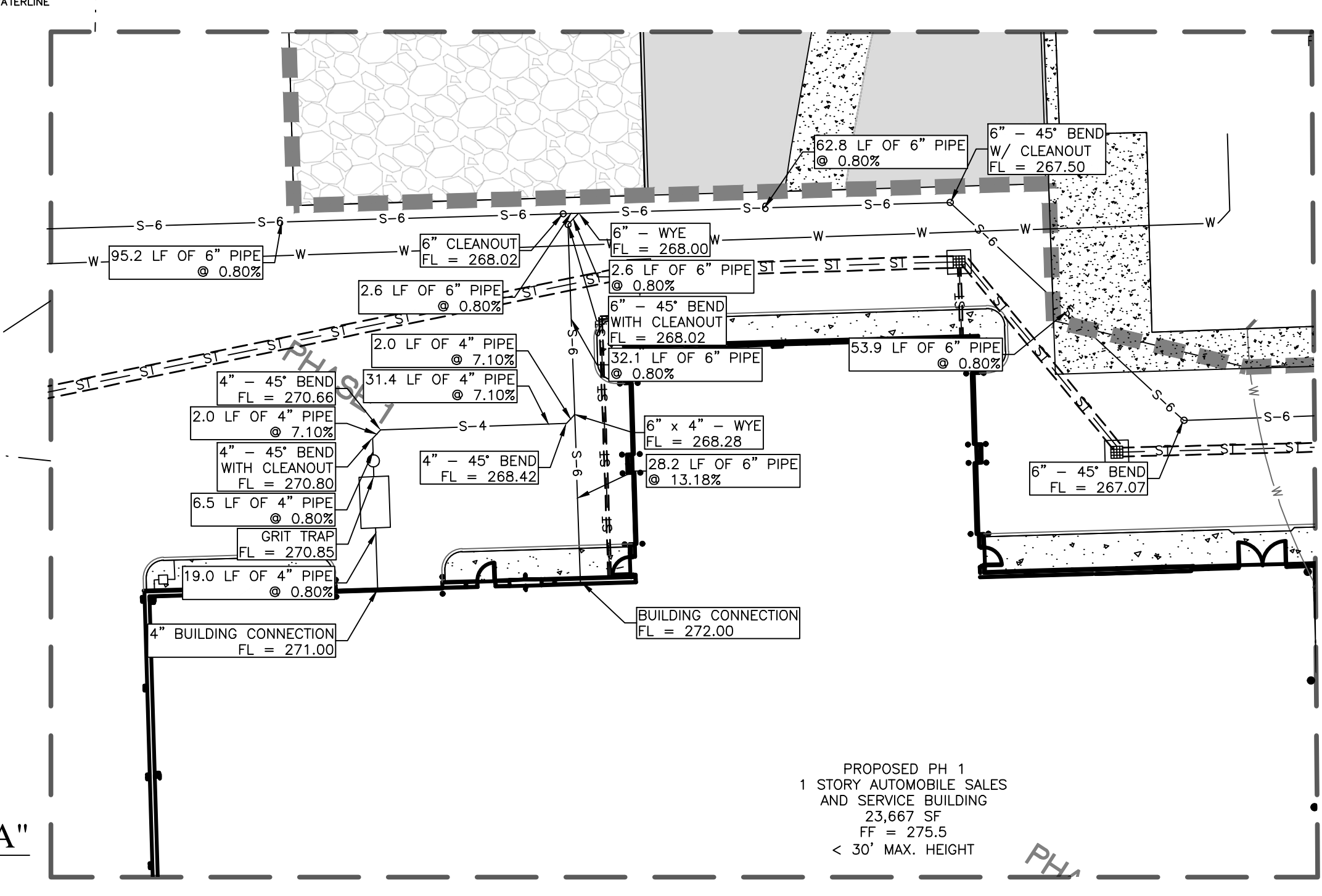
### LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- RIGHT OF WAY (ROW)
- LOT LINE
- PROPERTY SETBACK
- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED PUBLIC ACCESS EASEMENT (PAE)
- EXISTING PUBLIC ACCESS EASEMENT (PAE)
- PROPOSED PRIVATE ACCESS EASEMENT (PAE)
- EXISTING PRIVATE ACCESS EASEMENT (PAE)
- PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
- EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
- PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)
- EXISTING PRIVATE DRAINAGE EASEMENT (PDE)
- LIMITS OF DISTURBANCE
- FIRE LANE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- FLOW ARROWS
- ST - ST STORM PIPE
- ST - ST EXISTING STORM PIPE
- W-B PROPOSED WATERLINE, SIZE NOTED
- W PROPOSED WATER SERVICE, SIZE NOTED
- W-B EXISTING WATERLINE, SIZE NOTED
- S-B PROPOSED SANITARY SEWER LINE, SIZE NOTED
- S-B EXISTING SANITARY SEWER LINE, SIZE NOTED
- GAS PROPOSED GAS LINE, SIZE NOTED
- GAS EXISTING GAS LINE, SIZE NOTED
- UE EXISTING UNDERGROUND ELECTRIC LINE
- OE EXISTING OVERHEAD ELECTRIC LINE

- ### UTILITY NOTES:
- THE CONTRACTOR SHALL GIVE THE APPROPRIATE UTILITY COMPANY A MINIMUM OF 72 HOURS NOTICE SO THAT THEIR FIELD REPRESENTATIVE MAY BE PRESENT PRIOR TO CONSTRUCTION ACTIVITIES IN AND AROUND UTILITY EASEMENTS AND EXISTING UTILITIES.
  - THE CONTRACTOR SHALL COORDINATE ALL INSTALLATIONS OF SERVICE LINES, CONDUITS, METERS, ETC., WITH THE APPROPRIATE UTILITY COMPANY.
  - REGARDLESS OF ELEVATIONS SHOWN FOR MANHOLE RIMS, CLEAN-OUT COVERS, OR GRATES, THESE ITEMS SHALL BE PLACED FLUSH WITH THE PAVEMENT ELEVATIONS AND SLOPES. MANHOLES AND CLEAN-OUTS NOT IN PAVEMENT AREAS SHALL BE SET 3 INCHES ABOVE THE FINISH GRADE.
  - THE CONTRACTOR SHALL COORDINATE ALL UTILITY INSTALLATION SO THAT CRITICAL ELEMENTS (I.E. STORM DRAIN, SANITARY SEWER, ETC.) DO NOT CONFLICT WITH NON-GRADE CRITICAL ELEMENTS (I.E. ELECTRICAL, CONDUIT, WATER SERVICES, ETC.).
  - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONNECTIONS TO PUBLIC SYSTEMS AND INSTALLATIONS WITH REGULATORY INSPECTOR.
  - ALL ELECTRICAL UTILITIES ARE TO BE INSTALLED PER COLLEGE STATION UTILITIES (CSU) OR BRYAN TEXAS UTILITIES (BTU) ELECTRICAL PLAN.
  - PUBLIC WATER & SEWER LINES CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BCS UNIFIED DESIGN GUIDELINES, STANDARD DETAILS, AND SPECIFICATIONS, 2012 EDITION.
  - PRIVATE WATER LINE AND PRIVATE SANITARY SEWER LINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLUMBING CODE. CLEANOUTS SHALL BE INSTALLED PER PLUMBING CODE.
  - PRIVATE WATER & SEWER LINE SERVICE MATERIALS TO BE IN ACCORDANCE WITH PLUMBING CODE.
  - STRUCTURAL BACKFILL AREAS ARE DEFINED AS ANY TRENCH SECTION UNDER OR WITHIN 5' OF PAVEMENT.
  - DEPTH OF THE EXISTING WATER LINES TO BE VERIFIED BY THE CONTRACTOR.
  - FINELY DIVIDED EARTH FREE OF ROCK, LUMPS AND CLODS EXCEEDING 6" SHALL BE PLACED BY HAND AND COMPACTED AROUND THE CAST IRON PIPE BEFORE BACKFILL HAS BEGUN BY ANY MECHANICAL EQUIPMENT.
  - ALL THRUST BLOCKING SHALL PROVIDE A MINIMUM OF 2 SQUARE FEET OF BEARING AREA OF CONCRETE ON UNDISTURBED SOIL, OR AS DIRECTED BY THE ENGINEER AND SHALL HAVE A MIN. 28 DAY STRENGTH = 2000 PSI.
  - WATER MAINS WILL NOT BE FULLY PRESSURIZED UNTIL ALL CONCRETE HAS REACHED 7 DAY STRENGTH.
  - ALL FITTINGS SHALL BE MECHANICAL JOINTS UNLESS OTHERWISE DIRECTED.
  - WATER LINE PIPE, FITTING, AND VALVES SHALL COMPLY WITH NFPA "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES - 2010 EDITION".
  - PRIVATE WATER, STORM SEWER, AND SANITARY SEWER LINES REQUIRE A PLUMBING PERMIT AND MUST BE INSPECTED BY THE CITY PRIOR TO COVERING WORK.



**INSET "B"**  
1" = 10'



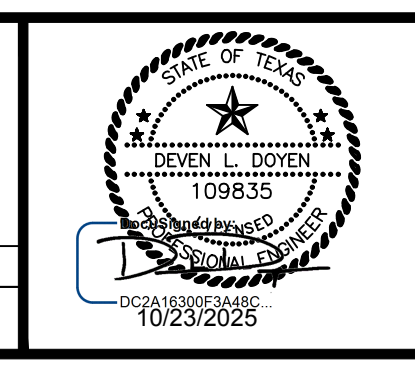
**INSET "A"**  
1" = 20'

**FIELD VERIFY ALL EXISTING SEWER LINE ELEVATIONS PRIOR TO PROPOSED SEWER LINE INSTALLATION. NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES.**

**FIELD LOCATE FIBER LINES ALONG ROW. NOTIFY DESIGN ENGINEER OF ANY CONFLICTS PRIOR TO PROPOSED UTILITY WORK.**

MARK	REVISION	BY	DATE
2	SEWER SERVICE	SGM	2025-10-23
1	FIRE HYDRANT REVISION	DLG	08/06/2025

<b>SCHULTZ Engineering, LLC</b>		911 Southwest Pkwy E. College Station, Texas 77840 979.764.3900 TBP FIRM NO. 12327	
SURVEYED		DESIGNED	
ATM		DLG	
DRAWN		APPROVED	
DLG		JPS	
JOB NO.		DATE	
24-267		OCTOBER 2025	

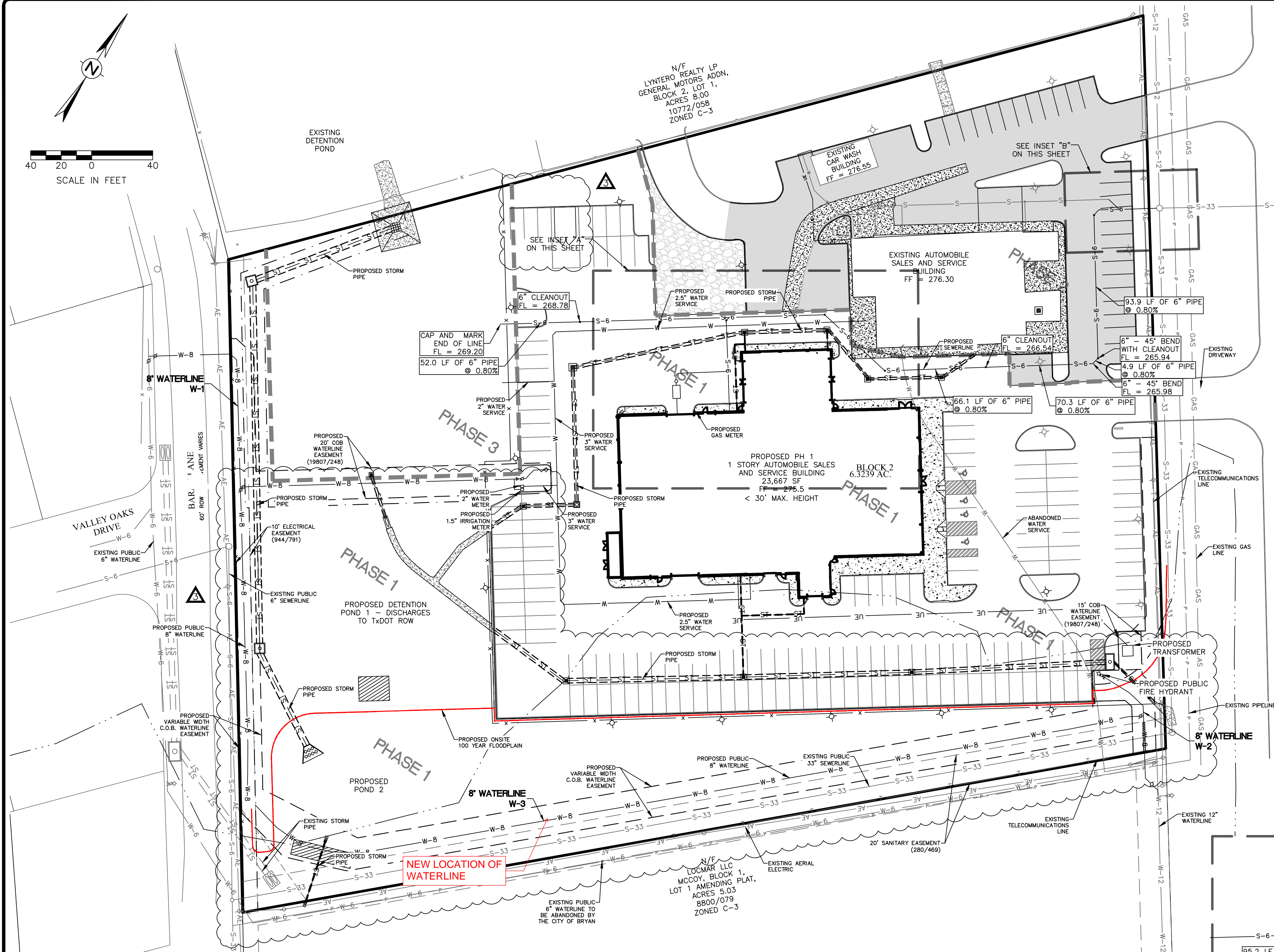


**STERLING KIA**  
6.32 ACRE TRACT  
197 N. EARL RUDDER FREEWAY, BRYAN, TX

**UTILITY PLAN**  
**PHASE 1**

SCALE	
VERTICAL	N/A
HORIZONTAL	1" = 40'
PLOTTING SCALE:	1:1
FILE NAME:	24-267

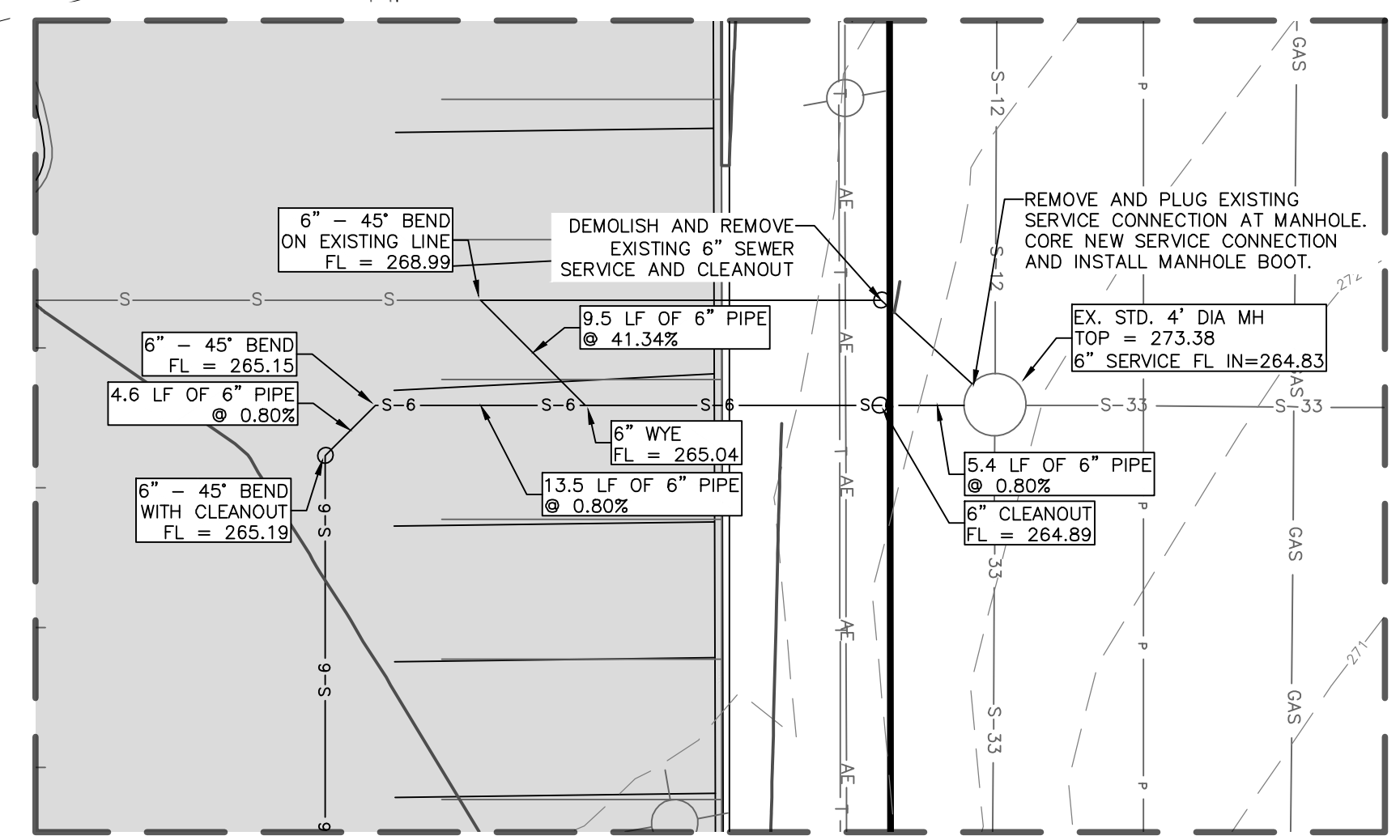
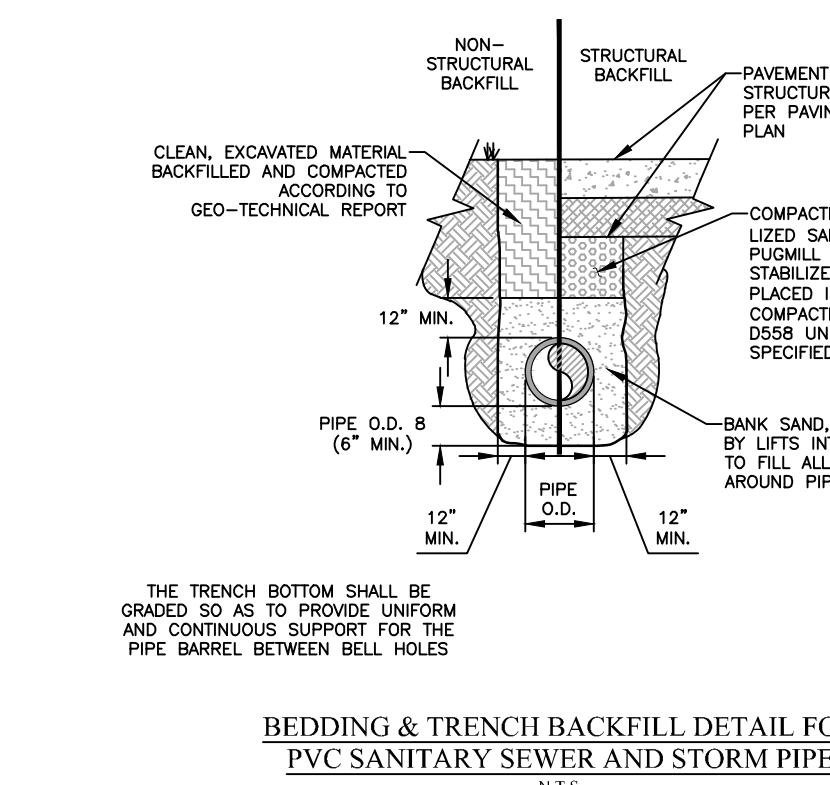
SHEET **C7A**



### LEGEND

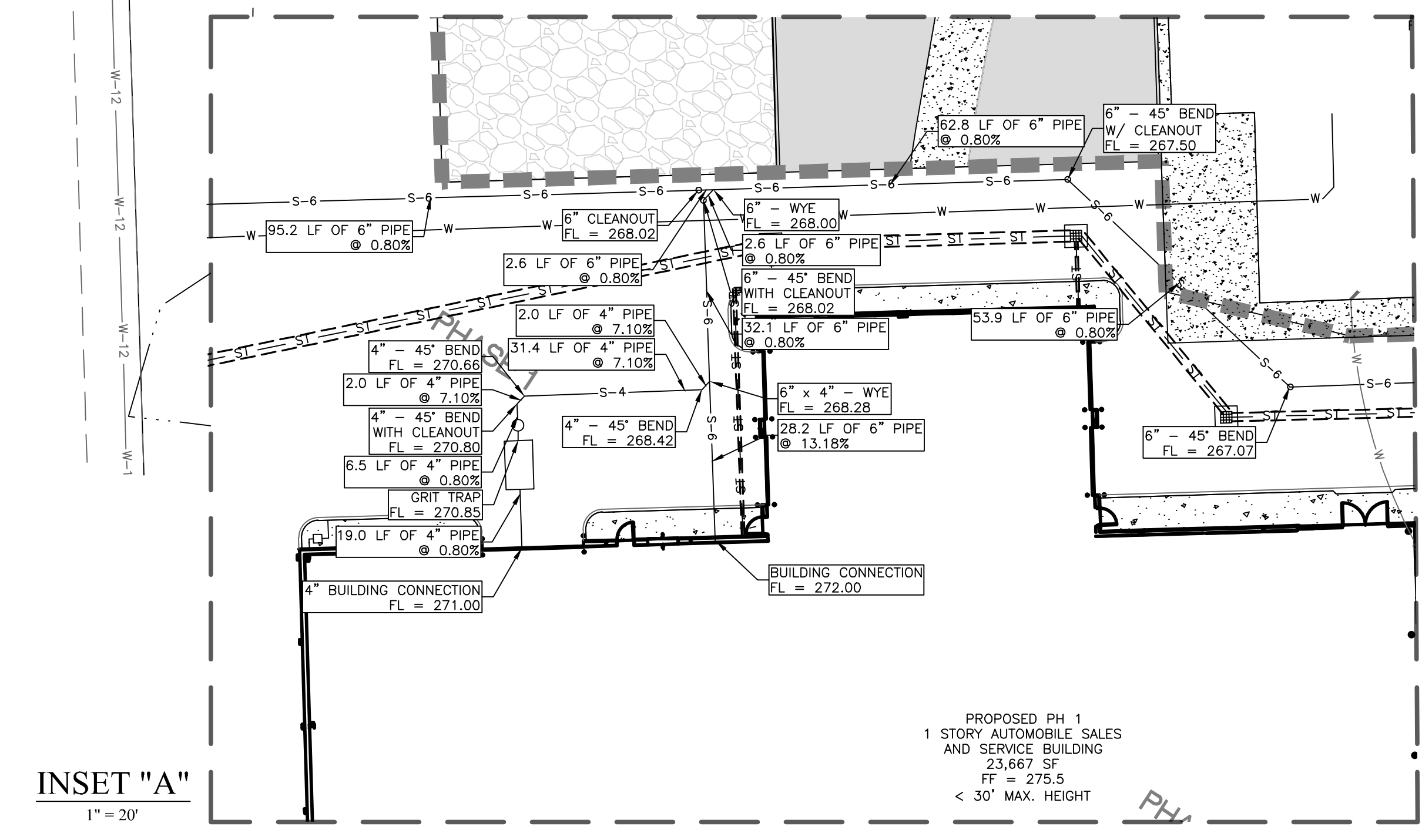
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY BOUNDARY
---	RIGHT OF WAY (ROW)
---	LOT LINE
---	PROPERTY SETBACK
---	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
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---	EXISTING PUBLIC ACCESS EASEMENT (PAE)
---	PROPOSED PRIVATE ACCESS EASEMENT (PAE)
---	EXISTING PRIVATE ACCESS EASEMENT (PAE)
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---	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
---	PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)
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---	LIMITS OF DISTURBANCE
---	FIRE LANE
---	PROPOSED CURB AND GUTTER
---	EXISTING CURB AND GUTTER
---	FLOW ARROWS
---	STORM PIPE
---	EXISTING STORM PIPE
---	PROPOSED WATERLINE, SIZE NOTED
---	EXISTING WATERLINE, SIZE NOTED
---	PROPOSED SANITARY SEWER LINE, SIZE NOTED
---	EXISTING SANITARY SEWER LINE, SIZE NOTED
---	PROPOSED GAS LINE, SIZE NOTED
---	EXISTING GAS LINE, SIZE NOTED
---	PROPOSED UNDERGROUND ELECTRIC LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	EXISTING OVERHEAD ELECTRIC LINE

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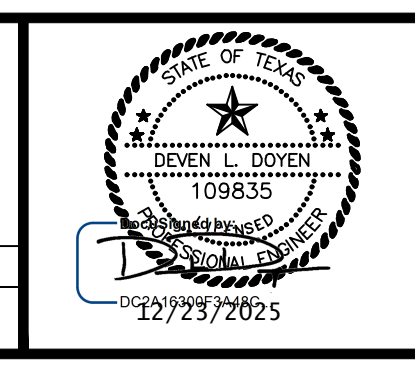


MARK	REVISION	BY	DATE
3	WATERLINE ALIGNMENT	DLD	12/03/2025
2	SEWER SERVICE	SGM	20/23/2025
1	FIRE HYDRANT REVISION	DLD	08/06/2025

911 Southwest Pkwy E.  
College Station, Texas 77840  
979.764.3900  
78PE FIRM NO. 12327

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
ATM	DLD	DLD	JPS	24-267	DECEMBER 2025

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DEVEN L. DOYEN, P.E., LICENSE NO. 109835, DECEMBER 23, 2025. RELEASED FOR CONSTRUCTION



**STERLING KIA**  
6.32 ACRE TRACT  
197 N. EARL RUDDER FREEWAY, BRYAN, TX

## UTILITY PLAN PHASE 1

SCALE	
VERTICAL	N/A
HORIZONTAL	1"=40'
PLOTTING SCALE:	1:1
FILE NAME:	24-267

SHEET  
**C7A**