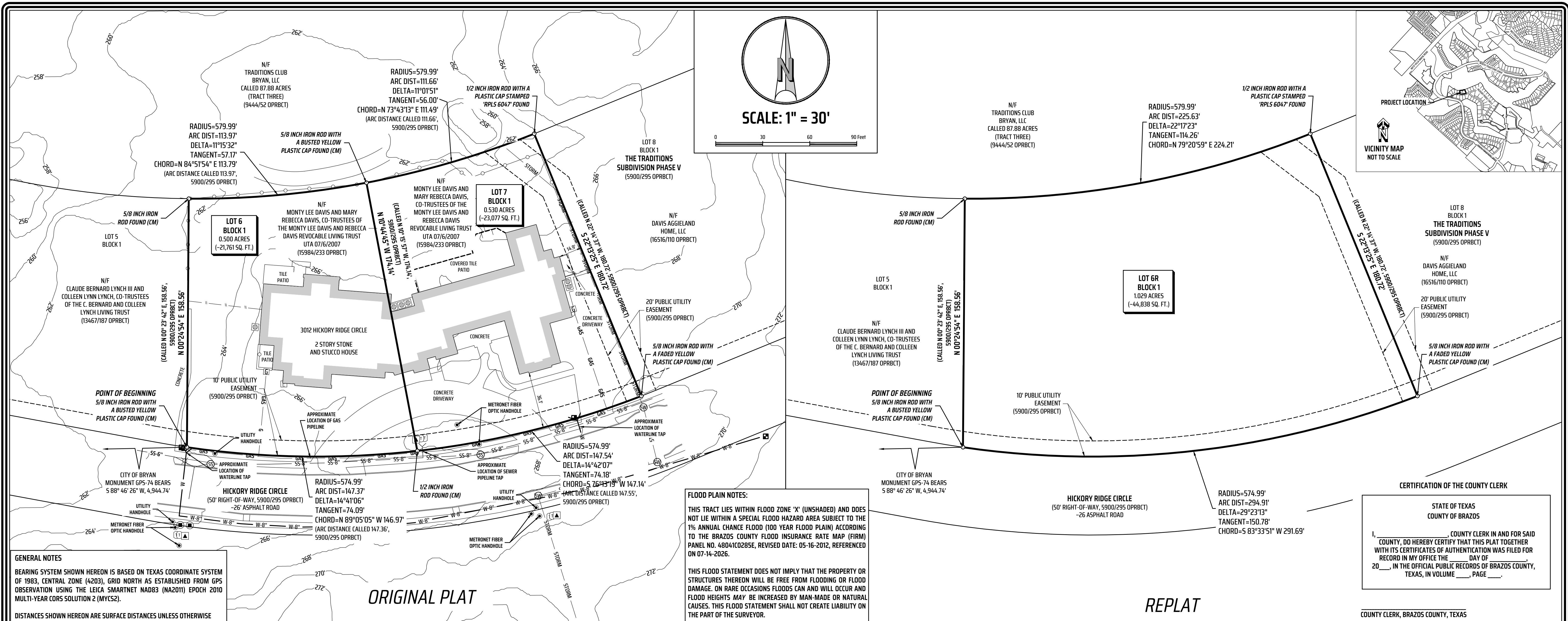




GENERAL NOTES

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 1.000095370147998 (CALCULATED USING GEOID12B).

(CM) INDICATES A CONTROLLING MONUMENT FOUND AND USED AS THE BASIS FOR ESTABLISHING PROPERTY BOUNDARIES. OTHER MONUMENTS DESCRIBED AS "FOUND" ARE SHOWN AT THEIR LOCATED POSITIONS AND WERE CONSIDERED AS SUPPORTIVE EVIDENCE OF THE BOUNDARY SHOWN HEREON.

CONTOUR LINES AND ELEVATIONS SHOWN HEREON ARE FROM TNRS DATA.

UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE-GROUND FEATURES, AVAILABLE MAPS, AND MARKINGS BY UTILITY PROVIDERS. THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. VISIBLE IMPROVEMENTS WERE LOCATED; NO SUBSURFACE PROBING, EXCAVATION, OR EXPLORATION WAS PERFORMED. ADDITIONAL UNDERGROUND UTILITIES AND IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

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.

THIS SURVEY DOES NOT PROVIDE A DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

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.

ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.

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.

THE PURPOSE OF THIS REPLAT IS TO MERGE TWO RESIDENTIAL LOTS INTO ONE.

THIS TRACT LIES WITHIN THE CITY LIMITS OF BRYAN.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, MONTY LEE DAVIS, THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 15984, PAGE 233, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN FOR THE PURPOSES IDENTIFIED.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, MARY REBECCA DAVIS, THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 15984, PAGE 233, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN FOR THE PURPOSES IDENTIFIED.

APPROVAL OF THE CITY PLANNER

I, _____, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

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 OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

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 SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, BRAZOS COUNTY, 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

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL KONETSKI, REGISTERED PROFESSIONAL LAND 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.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

MICHAEL KONETSKI, RPLS NO. 6531

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

FIELD NOTES DESCRIPTION OF A 1.029 ACRE TRACT

J.H. JONES SURVEY, ABSTRACT 26
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 1.029 ACRES IN THE J.H. JONES SURVEY, ABSTRACT 26, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 6 AND LOT 7, BLOCK 1 IN THE TRADITIONS SUBDIVISION PHASE V FILED IN VOLUME 5900, PAGE 295 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBT); SAID 1.029 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod with a busted yellow plastic cap found at the southwest corner of said Lot 6, same being the southeast corner of Lot 5, Block 1 of said Phase V, and in the north right-of-way line of Hickory Ridge Circle (50 foot right-of-way, 5900/295 OPRBT) from which the City of Bryan Monument GPS-74 bears S 88° 46' 26" W, a distance of 4,944.74 feet;

THENCE, with the common line of said Lot 6 and said Lot 5, N 00° 24' 54" E, for a distance of 158.56 feet to a 5/8 inch iron rod found at the northwest corner of said Lot 6 and the northeast corner of said Lot 5, same being in the southeast line of a called 87.88 acre tract described in a deed to Traditions Club Bryan, LLC recorded in Volume 9444, Page 52 (OPRBT);

THENCE, with the north lines of said Lot 6 and said Lot 7, common with the south line of said 87.88 acres, with a curve to the left, having a radius of 579.99 feet, an arc length of 225.63 feet, a delta angle of 22° 17' 23", and a chord which bears N 79° 20' 59" E, a distance of 224.21 feet to a 1/2 inch iron with a plastic cap stamped "RPLS 6047" found at the northeast corner of said Lot 7 and in the south line of said 87.88 acres, same being the northeast corner of Lot 8, Block 1 of said Phase V;

THENCE, with the common line of said Lot 7 and said Lot 8, S 22° 13' 25" E, for a distance of 180.72 feet to a 5/8 inch iron rod with a faded yellow plastic cap found at the southeast corner of said Lot 7, the southwest corner of said Lot 8, and in the north right-of-way line of Hickory Ridge Circle;

THENCE, with the south lines of said Lot 7 and said Lot 6 and along the north right-of-way line of Hickory Ridge Circle, with a curve to the right, having a radius of 574.99 feet, an arc length of 294.91 feet, a delta angle of 29° 23' 13", and a chord which bears S 83° 33' 51" W, a distance of 291.69 feet, to the POINT OF BEGINNING hereof and containing 1.029 acres, more or less.

Surveyed on the ground July 2026 under my supervision.

ZONING SETBACK NOTES

ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 07-14-2026, THIS TRACT IS ZONED PLANNED DEVELOPMENT-MIXED USE DISTRICT (PD-M) STATED IN THE CITY OF BRYAN ORDINANCE NO. 1505, APPROVED IN BRYAN'S CITY COUNCIL ON NOVEMBER 23, 2004. THE SETBACK LINES SHOWN HEREON EXCEED THE MINIMUM RESIDENTIAL SETBACK REQUIREMENTS FOR THE CITY OF BRYAN.

CERTIFICATION 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 PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME _____, PAGE ____.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

LEGEND:

DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
ORBCT = 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 METER
SANITARY SEWER MANHOLE
CLEAN OUT
STORM SEWER MANHOLE
LIGHT POLE/STANDARD
A/C UNIT
GAS METER
ELECTRIC SERVICE
TRANSFORMER / SWITCHGEAR
TELEPHONE PEDESTAL

WOOD FENCE
METAL OR PIPE FENCE
CURB
APPROXIMATE LOCATION OF 8" SANITARY SEWER LINE
APPROXIMATE LOCATION OF 8" WATER LINE
APPROXIMATE LOCATION OF BURIED GAS LINE
APPROXIMATE LOCATION OF STORM DRAINAGE LINE

FINAL PLAT OF THE TRADITIONS SUBDIVISION PHASE V LOT 6R, BLOCK 1 BEING A REPLAT OF 1.029 ACRES LOTS 6 AND 7, BLOCK 1 VOLUME 5900, PAGE 295 OPRBT J.H. JONES SURVEY, ABSTRACT 26 BRYAN, BRAZOS COUNTY, TEXAS

OWNER: MONTY LEE DAVIS AND MARY REBECCA DAVIS 3012 HICKORY RIDGE CIRCLE, BRYAN, TEXAS 77807

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 07-06-2026 | PLAT DATE: 08-12-2026
JOB NUMBER: 26-0737 | CAD NAME: 26-0737-5 RP
POINT FILE: 26-0737
DRAWN BY: MH CHECKED BY: TIF & MK
PREPARED BY: KERR SURVEYING, LLC
TPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

"When one person stands to gain over another, the facts must be uncovered"