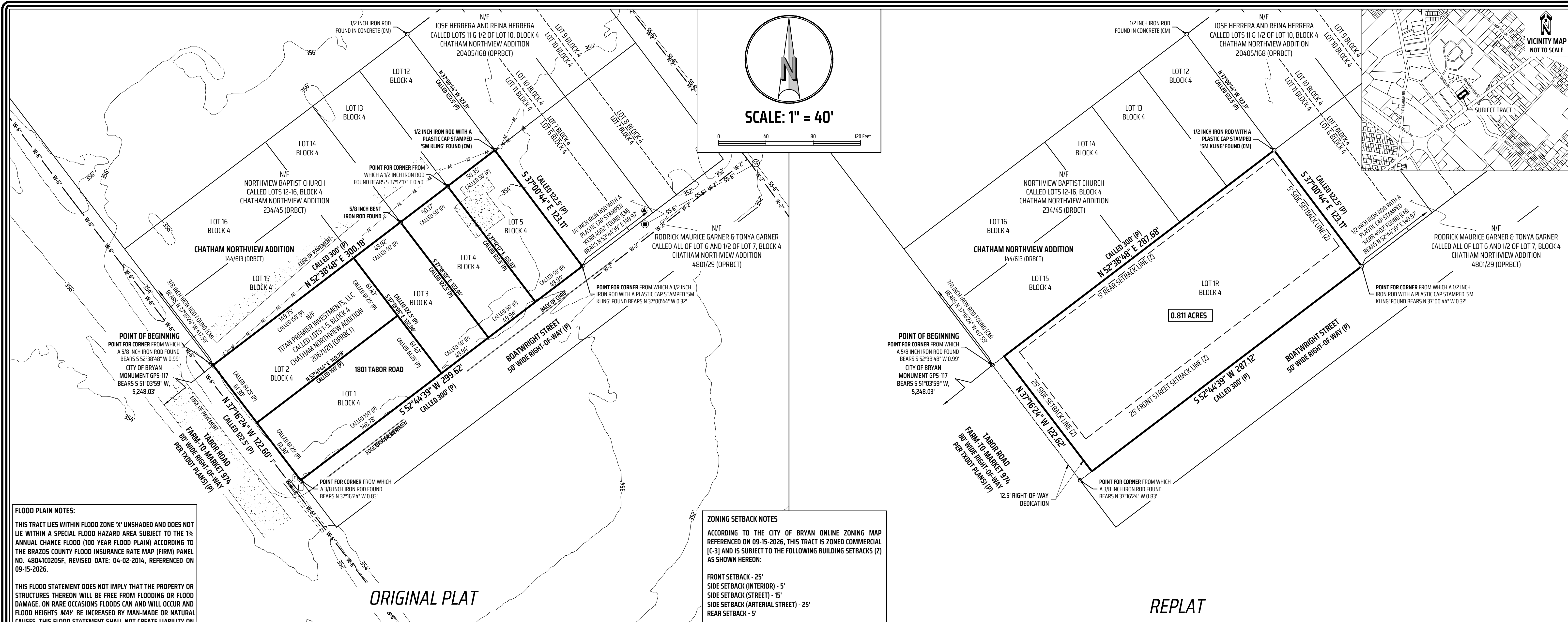




FLOOD PLAIN NOTES:

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. 48041C0205F, REVISED DATE: 04-02-2014, REFERENCED ON 09-15-2026.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

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 (NAZ011) 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 1.00011672485924 (CALCULATED USING GEOID12B).

CONTOUR LINES AND ELEVATIONS SHOWN HEREON IS TNRIS DATA.

(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.

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. UTILITY MARKINGS WERE REQUESTED THROUGH TEXAS 811 (TICKET NO. 2672512620). 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 OR 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.

THIS TRACT LIES WITHIN THE CITY LIMITS OF BRYAN.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, _____, TITAN PREMIER INVESTMENTS, LLC, 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 20671, PAGE 20, 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.

LEGEND:

DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS

ORBCT = OFFICIAL 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

Sanitary Sewer Manhole

Clean Out

Utility Pole

Telephone Pedestal

Aerial Electric Lines

Chain Link Fence

Asphalt

Curb

Approximate Location of 6" Sanitary Sewer Line

Approximate Location of 2" Water Line

Approximate Location of 6" Water Line

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

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

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.

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.

ZONING SETBACK NOTES

ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 09-15-2026, THIS TRACT IS ZONED COMMERCIAL [C-3] AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (2) AS SHOWN HEREON:

FRONT SETBACK - 25'
SIDE SETBACK (INTERIOR) - 5'
SIDE SETBACK (STREET) - 15'
SIDE SETBACK (ARTERIAL STREET) - 25'
REAR SETBACK - 5'

FIELD NOTES DESCRIPTION
OF A
0.846 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE SURVEY NO. 10, ABSTRACT 63
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.846 ACRES IN THE STEPHEN F. AUSTIN LEAGUE SURVEY NO. 10, ABSTRACT 63, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING LOTS 1 THROUGH 5 IN BLOCK 4 IN THE CHATHAM NORTHVIEW SUBDIVISION FILED IN VOLUME 144, PAGE 613 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID 0.846 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point for corner at the west corner of said Lot 2, same being the south corner of Lot 15, Block 4 in said Chatham Northview Subdivision and in the northeast right-of-way line of Tabor Road Farm-to-Market 974 (80 foot wide right-of-way per TXDOT plans), from which a 5/8 inch iron rod found bears S 52° 38' 48" W, a distance of 0.99 feet, and from which a 3/8 inch iron rod found bears N 37° 16' 24" W, a distance of 417.59 feet, and from which the City of Bryan Monument GPS-117 bears S 51° 03' 59" W, a distance of 5,248.03 feet;

THENCE, with the northwest lines of said Lot 2-5, common with the southeast lines of said Lot 15, and Lots 12-14, Block 4 in said Chatham Northview Addition, N 52° 38' 48" E, for a distance of 300.18 feet to a 1/2 inch iron rod with a plastic cap stamped "SM KLING" found at the north corner of said Lot 5 and the east corner of said Lot 12, same being the south corner of Lot 11, Block 4 in said Chatham Northview Addition, and the west corner of Lot 6, Block 4 in said Chatham Northview Addition from which a 1/2 inch iron rod found in concrete bears N 37° 00' 44" W, a distance of 123.11 feet;

THENCE, with the common line of said Lot 5 and said Lot 6, S 37° 00' 44" E, for a distance of 123.11 feet to a point for corner at the east corner of said Lot 5 and the south corner of said Lot 6, same being in the northwest right-of-way line of Boatwright Street (50 foot wide right-of-way, 144/613 DRBCT), from which a 1/2 inch iron rod with a plastic cap stamped "SM KLING" found bears N 37° 00' 44" W, a distance of 0.32 feet, and from which a 1/2 inch iron rod with a plastic cap stamped "KERR 4502" found bears N 52° 44' 39" E, a distance of 149.97 feet;

THENCE, with the southeast lines of said Lot 1 and Lots 3-5 and along the northwest right-of-way line of Boatwright Street, S 52° 44' 39" W, for a distance of 299.62 feet to a point for corner at the south corner of said Lot 1, in the northwest right-of-way line of Boatwright Street and in the northeast right-of-way line of Tabor Road, from which a 3/8 inch iron found bears N 37° 16' 24" W, a distance of 0.83 feet;

THENCE, with the southwest lines of said Lots 1 and 2 and along the northeast right-of-way line of Tabor Road, N 37° 16' 24" W, for a distance of 122.60 feet to the POINT OF BEGINNING hereof and containing 0.846 acres, more or less. Surveyed on the ground August 2026 under my supervision.

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

FINAL PLAT
OF
CHATHAM NORTHVIEW SUBDIVISION
BLOCK 4, LOT 1R
BEING A REPLAT OF
CHATHAM NORTHVIEW SUBDIVISION
BLOCK 4, LOTS 1-5
VOLUME 144, PAGE 613 DRBCT
STEPHEN F. AUSTIN LEAGUE SURVEY NO. 10, ABSTRACT 63
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET
SURVEY DATE: 08-06-2026 | PLAT DATE: 09-15-2026
JOB NUMBER: 26-1023 | CAD NAME: 26-1023-5 RP
POINT FILE: 26-1023
DRAWN BY: MH CHECKED BY: MK
PREPARED BY: KERR SURVEYING, LLC
TBPELS 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"