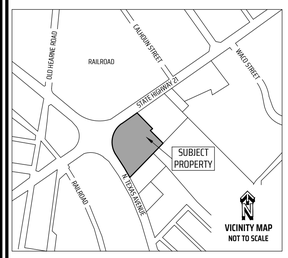
ORIGINAL PLAT

SCALE: 1" = 30'

0 30 60 90 Feet



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. 48041C0205E, REVISED DATE: 04-02-2014, REFERENCED ON 07-20-2026.

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.

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.

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 1.00011393946723 (CALCULATED USING GEOID12B).

CONTOUR LINES AND ELEVATIONS SHOWN HEREON ARE FROM 2023 AND WERE CREATED BASED ON DATA COLLECTED IN THE FIELD BY KERR SURVEYING USING CONVENTIONAL SURVEY EQUIPMENT. ELEVATION DATUM: NAVD 1988 (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.

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. 266885470S). 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.

MAGNAILS WITH SHINERS STAMPED 'KERR SURVEYING' SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.

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.

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.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT (12-14-2022) AND NOTHING FURTHER CERTIFICATE (07-31-2023) ISSUED BY CAPITAL TITLE, FILE NO. OE-22053074, AND THE OWNER'S AND ENCUMBRANCE REPORT ISSUED BY CAPITAL TILE (08-02-2023), FILE NO. OE-10401. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- **EASEMENTS SHOWN ON PLAT (729/179 ORBCT) DO AFFECT THIS TRACT AS SHOWN.**
- **ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.**

EXISTING STRUCTURES SHOWN ON PLAT ARE INTENDED TO REMAIN.

THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE ONE COMMERCIAL LOT INTO TWO COMMERCIAL LOTS.

THIS TRACT LIES WITHIN THE CITY LIMITS OF BRYAN.

FIELD NOTES DESCRIPTION OF A 5.544 ACRE TRACT STEPHEN F. AUSTIN LEAGUE #10 SURVEY, ABSTRACT 63 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 5.54 ACRES IN THE STEPHEN F. AUSTIN LEAGUE #10 SURVEY, ABSTRACT 63, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING LOT 1R, BLOCK 1, OF THE BRYAN PLAZA SUBDIVISION FILED IN VOLUME 20228, PAGE 114 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT), SAID TRACT BEING ALL OF A TRACT DESCRIBED IN A DEED TO CULPEPPER NORTH, LLC, RECORDED IN VOLUME 19298, PAGE 226 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 5.54 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found in the northeast line of North Texas Avenue (State Highway Business 6, having a 100' wide right-of-way per TxDOT right-of-way plans), for the west corner of a called 2.021 acre tract of land described in a deed to AT&AAA, LLC, recorded in Volume 18527, Page 161 (OPRBCT) and being the south corner of said Culpepper North, LLC, tract, the south corner of said Lot 1R and the south corner hereof from which the City of Bryan Monument GPS-117 bears S 67°20'46" W, a distance of 3,656.54 feet;

THENCE, with the common line of North Texas Avenue and said Lot 1R, with a curve to the left, having a radius of 2,914.83 feet, an arc length of 259.60 feet, a delta angle of 05° 06' 10", and a chord which bears N 34° 37' 08" W, a distance of 259.51 feet, to a 1/2 inch iron rod found;

THENCE, with the transition line of North Texas Avenue and State Highway 21 (100' wide right-of-way per TxDOT right-of-way plans) and with the west line of said Lot 1R, with a reverse curve to the right, having a radius of 299.55 feet, an arc length of 470.25 feet, a delta angle of 89° 56' 44", and a chord which bears N 07° 50' 24" E, a distance of 423.43 feet, to an 'X' found in concrete;

THENCE, with the common line of State Highway 21 and said Lot 1R, N 52° 44' 42" E, for a distance of 185.20 feet to a point for corner for the west corner of Lot 2, Block 1 filed in Volume 20228, Page 114 (OPRBCT) and being the north corner of said Culpepper North, LLC, tract, the north corner of said Lot 1R and the north corner hereof, from which an 'X' found in concrete bears S 48° 18' 14" W, a distance of 1.12 feet;

THENCE, with the southwest line of said Lot 2 and Lot 3, common with the northeast line of said Lot 1R for the following three (3) courses and distances:

1) S 47° 19' 49" E, for a distance of 253.65 feet to a 1/2 inch iron rod found bent in the southwest line of said Lot 2 and a west corner of said Lot 3;
2) S 42° 42' 40" W, for a distance of 36.19 feet to a lead plug and tack found;
3) S 47° 32' 49" E, for a distance of 206.52 feet to a 1/2 inch iron rod found bent in the northwest line of Lot 1-R, Block 'A' of American Subdivision filed in Volume 1532, Page 291 (ORBCT) and being the southeast line of said Lot 1R, for the south corner of said 3.864 acres and being the east corner hereof;

THENCE, with the common lines of said Lot 1R, said American Subdivision and said 2.021 acres, S 42° 24' 55" W, for a distance of 551.62 feet to the **POINT OF BEGINNING** hereof and containing **5.54 acres**, more or less.

ZONING SETBACK NOTES

ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 07-20-2026, THIS TRACT IS ZONED COMMERCIAL [C-3] AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

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

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

P = PER PLAT, 729/179 ORBCT

- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CLEAN OUT
- STORM SEWER MANHOLE
- GRATE INLET
- UTILITY POLE
- LIGHT POLE/STANDARD
- GUY WIRE
- A/C UNIT
- GAS METER
- ELECTRIC SERVICE
- TRANSFORMER
- BOLLARD
- TELEPHONE PEDESTAL
- FIBER OPTIC MARKER
- FIRE DEPT. CONNECTION
- GREASE INTERCEPTOR
- AERIAL TELEPHONE LINES
- AERIAL ELECTRIC LINES
- CHAIN LINK FENCE
- CONCRETE
- CURB
- NO PARKING AREA

SHEET 2 OF 2

FINAL PLAT
OF
BRYAN PLAZA SUBDIVISION
LOT 1R-1 & 1R-2, BLOCK 1
BEING A REPLAT OF A 5.544 ACRE TRACT
BEING LOT 1R, BLOCK 1 IN THE BRYAN PLAZA SUBDIVISION
VOLUME 20228, PAGE 114 OPRBCT
STEPHEN F. AUSTIN LEAGUE #10 SURVEY, ABSTRACT 63
BRYAN, BRAZOS COUNTY, TEXAS

ADDRESS
2001 EAST STATE HIGHWAY 21, BRYAN, TEXAS 77803

KERR SURVEYING

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

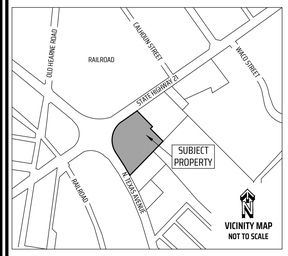
SCALE: 1 INCH = 30 FEET
SURVEY DATE: 07-08-2026 | PLAT DATE: 10-28-2026
JOB NUMBER: 26-0848 | CAD NAME: 26-0848-S RP
POINT FILE: 26-0848 & 24-1437
DRAWN BY: MH CHECKED BY: TJF & MK

PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

REPLAT

SCALE: 1" = 30'

0 30 60 90 Feet



RADIUS=299.55'
ARC DIST=470.25'
DELTA=89°56'44"
TANGENT=299.27'
CHORD=N 07°50'24" E 423.43'
(CALLED RADIUS : 299.55'
2022B/114 OPRBCT)

10' ELECTRICAL EASEMENT (729/179 DRBCT)

'X' IN CONCRETE FOUND (CM)

STATE HIGHWAY 21
(100' WIDE PUBLIC RIGHT-OF-WAY PER TXDOT RIGHT-OF-WAY PLANS)
~79 FOOT WIDE CONCRETE MEDIAN-DIVIDED HIGHWAY

(N 52°43'35" E 185.16', 20228/114 OPRBCT)
N 52°44'42" E 185.20'

13.25'

122.91'

25' RIGHT-OF-WAY RESERVE (20228/114 OPRBCT)

49.04'

'X' FOUND IN CONCRETE BEARS S 48°18'14" W 1.12'

10' WIDE AERIAL ELECTRICAL EASEMENT (729/179 DRBCT)

25' SIDE STREET SETBACK LINE (P, Z)

5' SIDE SETBACK LINE (Z)

S 47°39'15" E 123.99'

0.372 ACRES

LOT 1R-2
BLOCK 1

PROPOSED 10'X10' WATER EASEMENT

5' REAR SETBACK LINE (Z)

61.20'

S 42°58'07" W 120.45'

52.19'

LOT 2, BLOCK 1
BRYAN PLAZA SUBDIVISION
(20228/114 OPRBCT)

N/F
KIRK LEGACY
INVESTMENTS, LLC
(20380/45 OPRBCT)

S 47°19'49" E 253.65'
(S 47°32'57" E 253.77', 20228/114 OPRBCT)

10' ELECTRICAL EASEMENT (729/179 DRBCT)

N. TEXAS AVENUE
STATE HIGHWAY BUSINESS 6
(100' WIDE PUBLIC RIGHT-OF-WAY PER TXDOT RIGHT-OF-WAY PLANS)
~65 FOOT WIDE CONCRETE MEDIAN-DIVIDED HIGHWAY

20' ENCLOSED DRAINAGE EASEMENT (729/179 DRBCT)

1/2 INCH IRON ROD FOUND (CM)

25' SIDE STREET SETBACK LINE (P, Z)

S 47°29'27" E 76.36'

N 87°01'53" E 69.01'

PROPOSED 15' PRIVATE UTILITY EASEMENT

1/2 INCH IRON ROD FOUND BENT (CM)

LEAD PLUG & TACK FOUND (CM)

5.172 ACRES

LOT 1R-1
BLOCK 1

S 42°42'40" W 36.19'
(S 42°42'40" W 36.19', 20228/114 OPRBCT)

LOT 3, BLOCK 1
BRYAN PLAZA SUBDIVISION
(20228/114 OPRBCT)

N/F
CULPEPPER NORTH, LLC
(19298/226 OPRBCT)

S 47°32'49" E 206.52'
(S 47°32'49" E 206.52', 20228/114 OPRBCT)

RADIUS=2,914.83'
ARC DIST=259.60'
DELTA=5°06'10"
TANGENT=129.89'
CHORD=N 34°37'08" W 259.51'
(CALLED RADIUS: 2914.83'
20228/114 OPRBCT)

15' ELECTRICAL EASEMENT (20228/114 OPRBCT)

5' SIDE SETBACK LINE (Z)

15' ELECTRICAL EASEMENT (20228/114 OPRBCT)

20' PUBLIC UTILITY EASEMENT (936/237 DRBCT)

5' REAR SETBACK LINE (Z)

S 42°24'55" W 551.62'
(S 42°24'55" W 551.62', 20228/114 OPRBCT)

20' UTILITY EASEMENT (729/179 DRBCT)

CITY OF BRYAN MONUMENT GPS-117 BEARS S 67°20'46" W, 3,656.54'

POINT OF BEGINNING
1/2 INCH IRON ROD FOUND (CM)

N/F
AT&AA LLC
CALLED 2.021 ACRE TRACT
(18527/161 OPRBCT)

N/F
CITY OF BRYAN
LOT 1-R, BLOCK A
AMERICAN SUBDIVISION
(1532/291 DRBCT)

1/2 INCH IRON ROD FOUND BENT (CM) (ANOTHER 1/2 INCH IRON ROD FOUND BEARS N 62°36'19" E 0.35')

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.

ADDRESS
2001 EAST STATE HIGHWAY 21,
BRYAN, TEXAS 77803

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

WE, CULPEPPER NORTH, 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 19298, PAGE 226, 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.

_____
JOHN CRENAN CULPEPPER, MANAGER

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

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

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

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

SHEET 1 OF 2

FINAL PLAT
OF
BRYAN PLAZA SUBDIVISION
LOT 1R-1 & 1R-2, BLOCK 1
BEING A REPLAT OF A 5.544 ACRE TRACT
BEING LOT 1R, BLOCK 1 IN THE BRYAN PLAZA SUBDIVISION
VOLUME 20228, PAGE 114 OPRBCT
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JOB NUMBER: 26-0848 | CAD NAME: 26-0848-S RP
POINT FILE: 26-0848 & 24-1437
DRAWN BY: MH CHECKED BY: TJF & MK

PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM