

**HATCH & LINE LEGEND**

- EXISTING PROPERTY LINE
- EXISTING BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SUBDIVISION BOUNDARY
- - - EXISTING OR PROPOSED EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- PR.D.E. PRIVATE DRAINAGE EASEMENT
- PR.M.E. PRIVATE MAINTENANCE EASEMENT
- I.R. IRON ROD
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- ① LOT NUMBER
- ② BLOCK NUMBER
- Ⓐ COMMON AREA

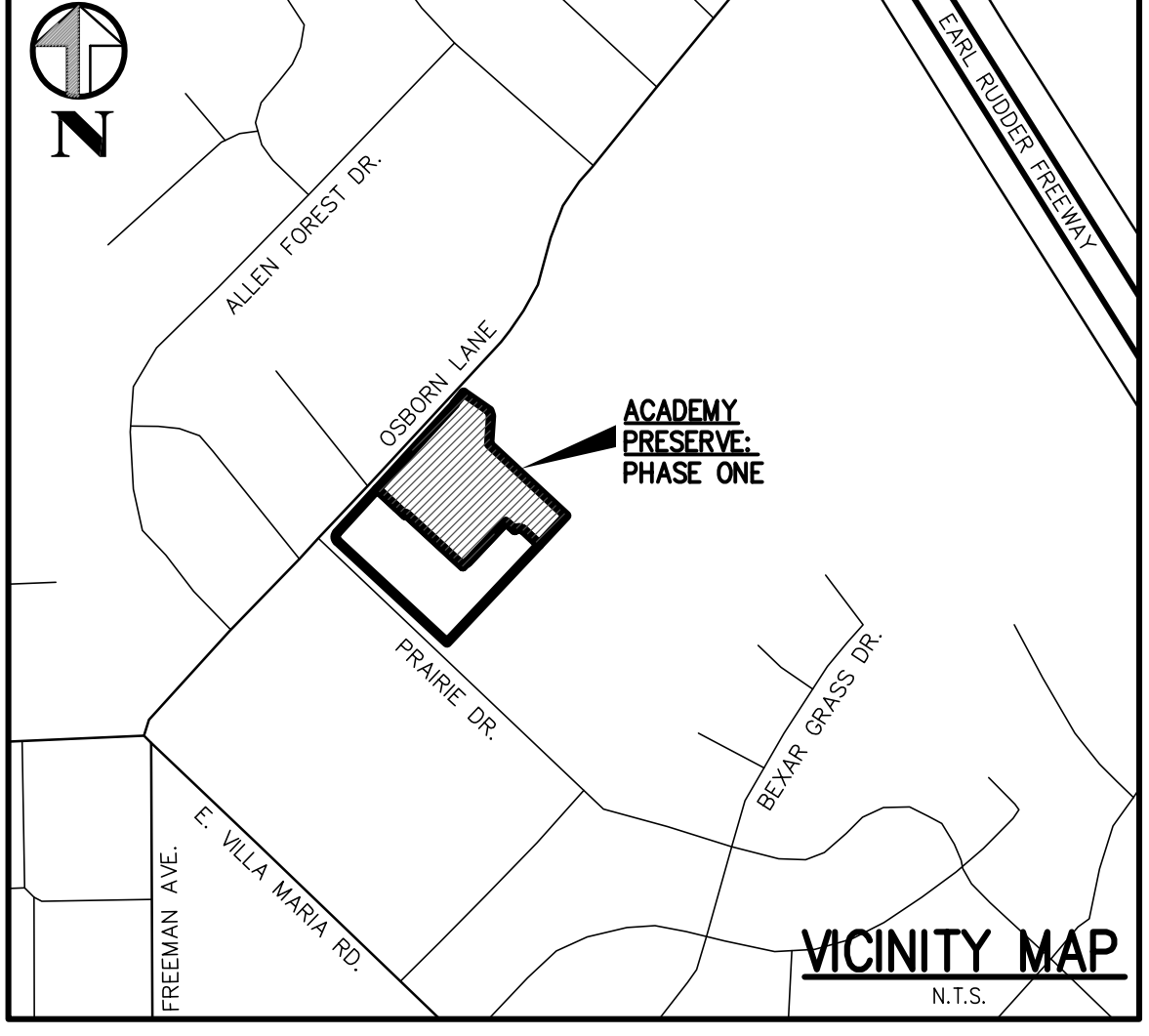
**LOT INFORMATION TABLE**

BLOCK	LOT	LOT DEPTH (FT.)	LOT WIDTH (FT.)	AREA (SQ.FT.)	AREA (AC)
BLOCK 1	1	115.00	57.00	6,287	0.144
	2	115.00	42.00	4,830	0.111
	3	115.00	42.00	4,830	0.111
	4	115.00	42.00	4,830	0.111
	5	115.00	42.00	4,830	0.111
BLOCK 2	1	120.00	36.00	4,320	0.099
	2	120.00	36.00	4,320	0.099
	3	120.00	36.00	4,320	0.099
	4	120.00	36.00	4,320	0.099
	5	120.00	36.00	4,320	0.099

\* REPORT LOT WIDTH IS MEASURED AT THE 20' BUILDING SETBACK LINE (FRONT OR REAR).

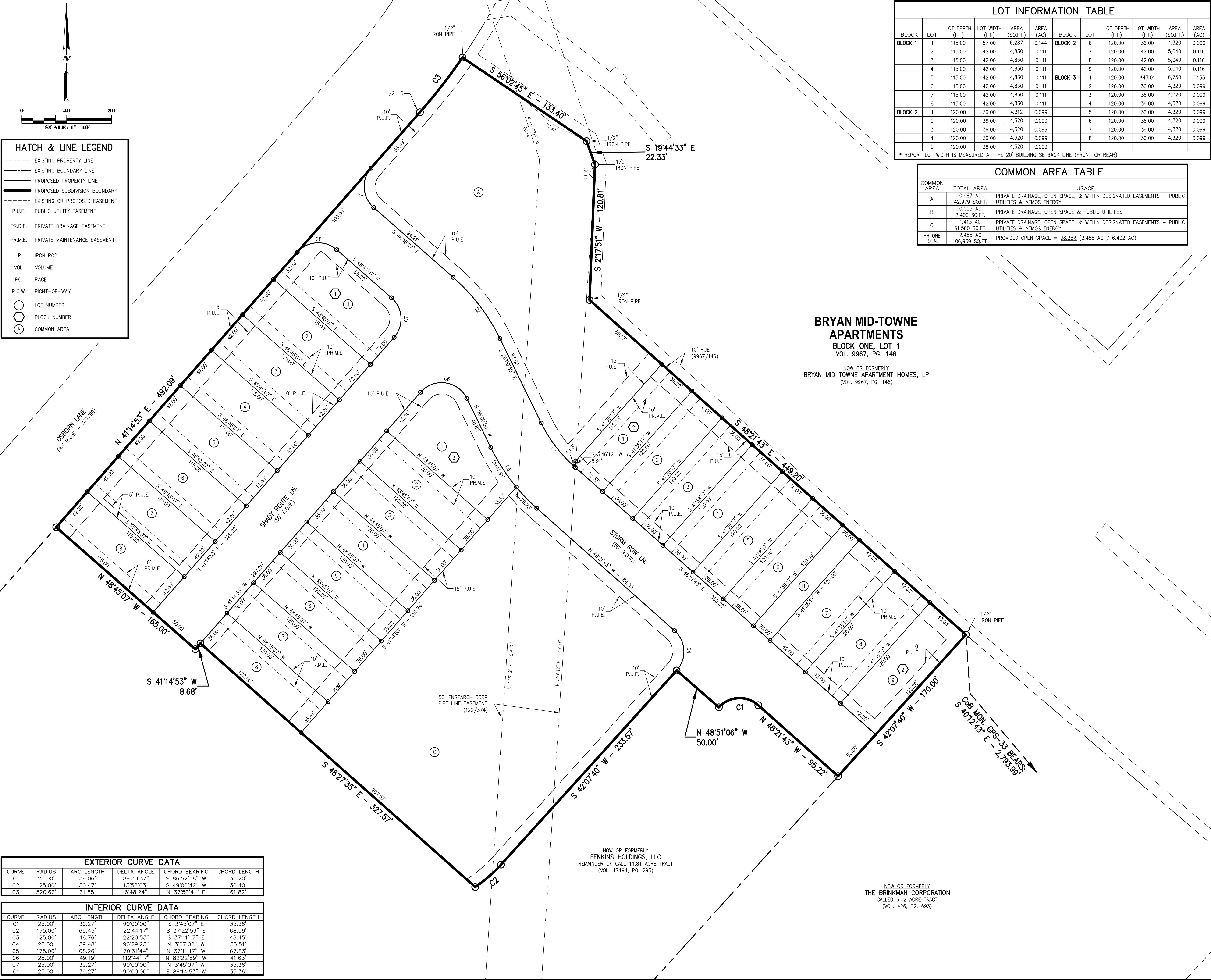
**COMMON AREA TABLE**

COMMON AREA	TOTAL AREA	USAGE
A	0.987 AC 42,979 SQ.FT.	PRIVATE DRAINAGE, OPEN SPACE, & WITHIN DESIGNATED EASEMENTS - PUBLIC UTILITIES & ATMOS ENERGY
B	0.055 AC 2,400 SQ.FT.	PRIVATE DRAINAGE, OPEN SPACE & PUBLIC UTILITIES
C	1.413 AC 61,560 SQ.FT.	PRIVATE DRAINAGE, OPEN SPACE, & WITHIN DESIGNATED EASEMENTS - PUBLIC UTILITIES & ATMOS ENERGY
PH ONE TOTAL	2.455 AC	PROVIDED OPEN SPACE = 38.35% (2.455 AC / 6.402 AC)



**BRYAN MID-TOWNE APARTMENTS**  
**BLOCK ONE, LOT 1**  
 VOL. 9967, PG. 146

NOW OR FORMERLY  
 BRYAN MID TOWNE APARTMENT HOMES, LP  
 (VOL. 9967, PG. 146)



**EXTERIOR CURVE DATA**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.06'	89°30'37"	S 86°52'58" W	35.20'
C2	125.00'	30.47'	13°58'03"	S 49°06'42" W	30.40'
C3	520.66'	61.85'	6°48'24"	N 37°50'41" E	61.82'

**INTERIOR CURVE DATA**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	90°00'00"	S 34°5'07" E	35.36'
C2	175.00'	69.45'	22°44'17"	S 37°22'59" E	68.99'
C3	125.00'	48.76'	22°20'53"	S 37°11'17" E	48.45'
C4	25.00'	39.48'	90°29'23"	N 3°07'02" W	35.51'
C5	175.00'	68.26'	70°31'44"	N 37°11'17" W	67.83'
C6	25.00'	49.19'	112°44'17"	N 82°22'59" W	41.63'
C7	25.00'	39.27'	90°00'00"	N 34°5'07" W	35.36'
C1	25.00'	39.27'	90°00'00"	S 86°14'53" W	35.36'

NOW OR FORMERLY  
 FENIKS HOLDINGS, LLC  
 REMAINDER OF CALL 11.81 ACRE TRACT  
 (VOL. 17194, PG. 293)

NOW OR FORMERLY  
 THE BRINKMAN CORPORATION  
 CALLED 6.02 ACRE TRACT  
 (VOL. 426, PG. 693)

**KERR SURVEYING, LLC**  
 409 NORTH TEXAS AVENUE  
 BRYAN, TEXAS 77803  
 PHONE (979) 268-3195  
 TBPELS FIRM No. 10018500

A FINAL PLAT OF  
**ACADEMY PRESERVE**  
 PHASE ONE  
 BLOCK ONE, LOTS 1 - 8 & BLOCK TWO LOTS 1 - 9  
 BLOCK THREE, LOTS 1 - 8  
 2.455 AC COMMON AREA & 1.233 AC R.O.W. DEDICATION  
**6.402 ACRE TRACT**  
 JOHN AUSTIN LEAGUE, ABSTRACT 2  
 BRYAN, BRAZOS COUNTY, TEXAS  
 AUGUST 2021



POST OFFICE BOX 9253  
 COLLEGE STATION, TEXAS 77842  
 EMAIL: civil@rmengineer.com  
 OFFICE - (979) 764-0704

**LANDOWNER INFORMATION**  
 FENIKS HOLDINGS, LLC  
 c/o TODD CARNES  
 404 UNIVERSITY DRIVE EAST, SUITE B  
 COLLEGE STATION, TX 77840  
 CELL: (979) 220-7835  
 EMAIL: tcarnes70@gmail.com

FILENAME: 0757FP1A | SCALE: 1"=40'  
 SUBMITTED DATE: 12/31/21  
 REVISIONS:  
 DRAWN BY: R.A.M. | CHECKED BY: J. DILLON MEANS  
 FIELD BOOK: N/A | PAGES: N/A

TEXAS FIRM REGISTRATION No. F-4695  
 RME CONSULTING ENGINEERS  
 CLIENT NO. PROJECT NO.  
**171 - 0757**

