

HATCH & LINE LEGEND

- EXISTING PROPERTY LINE
- EXISTING BOUNDARY LINE
- PROPERTY LINE
- SUBDIVISION BOUNDARY
- EXISTING OR NEW EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- PR.D.E. PRIVATE DRAINAGE EASEMENT
- PR.M.E. PRIVATE MAINTENANCE EASEMENT
- I.R.F. IRON ROD FOUND
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- R.R.B.C.T. RELEASE RECORDS OF BRAZOS COUNTY, TEXAS
- ① LOT NUMBER
- ② BLOCK NUMBER
- ③ COMMON AREA

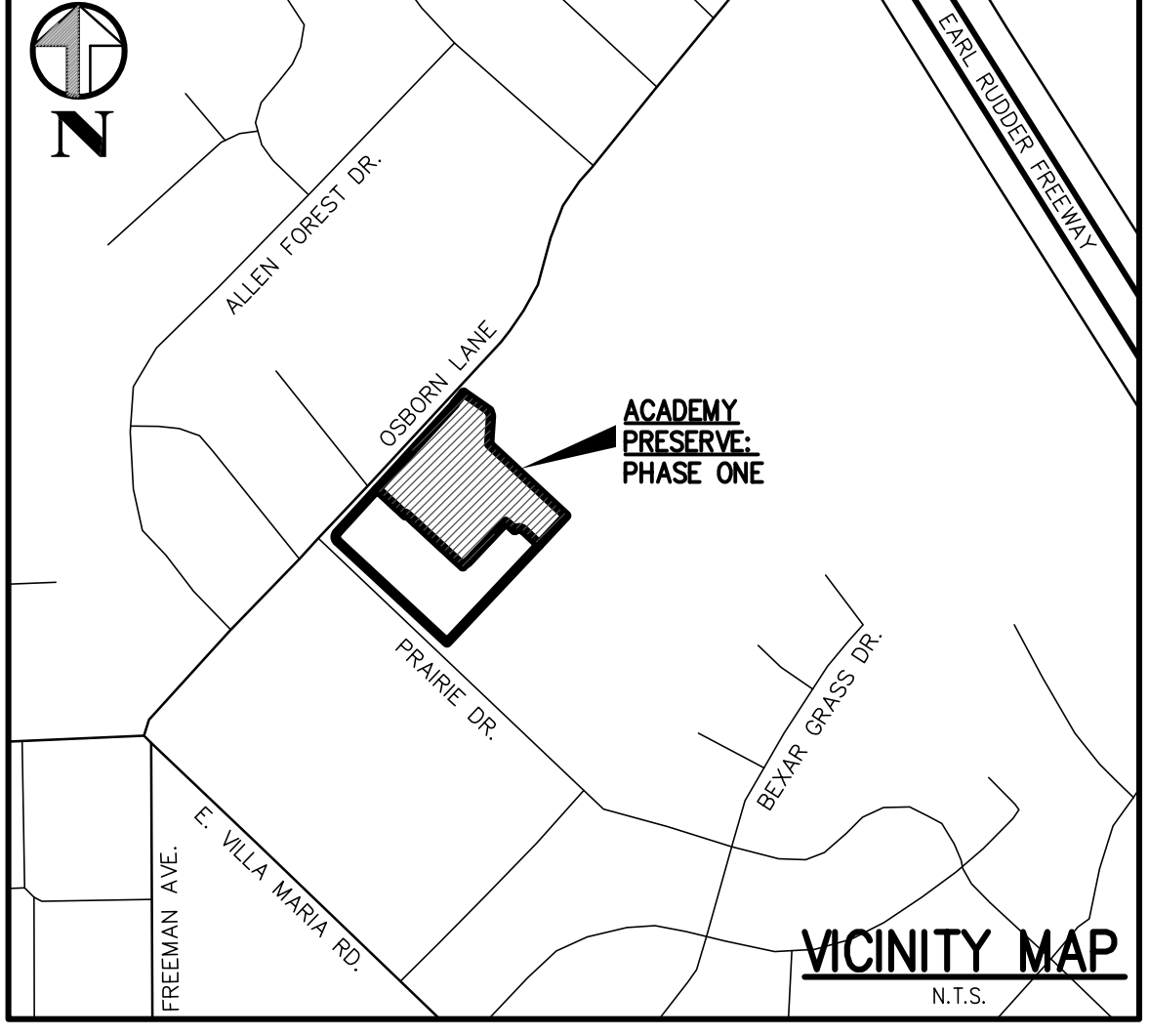
LOT INFORMATION TABLE

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
BLOCK 3	1	120.00	42.00	5,040	0.116
	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

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

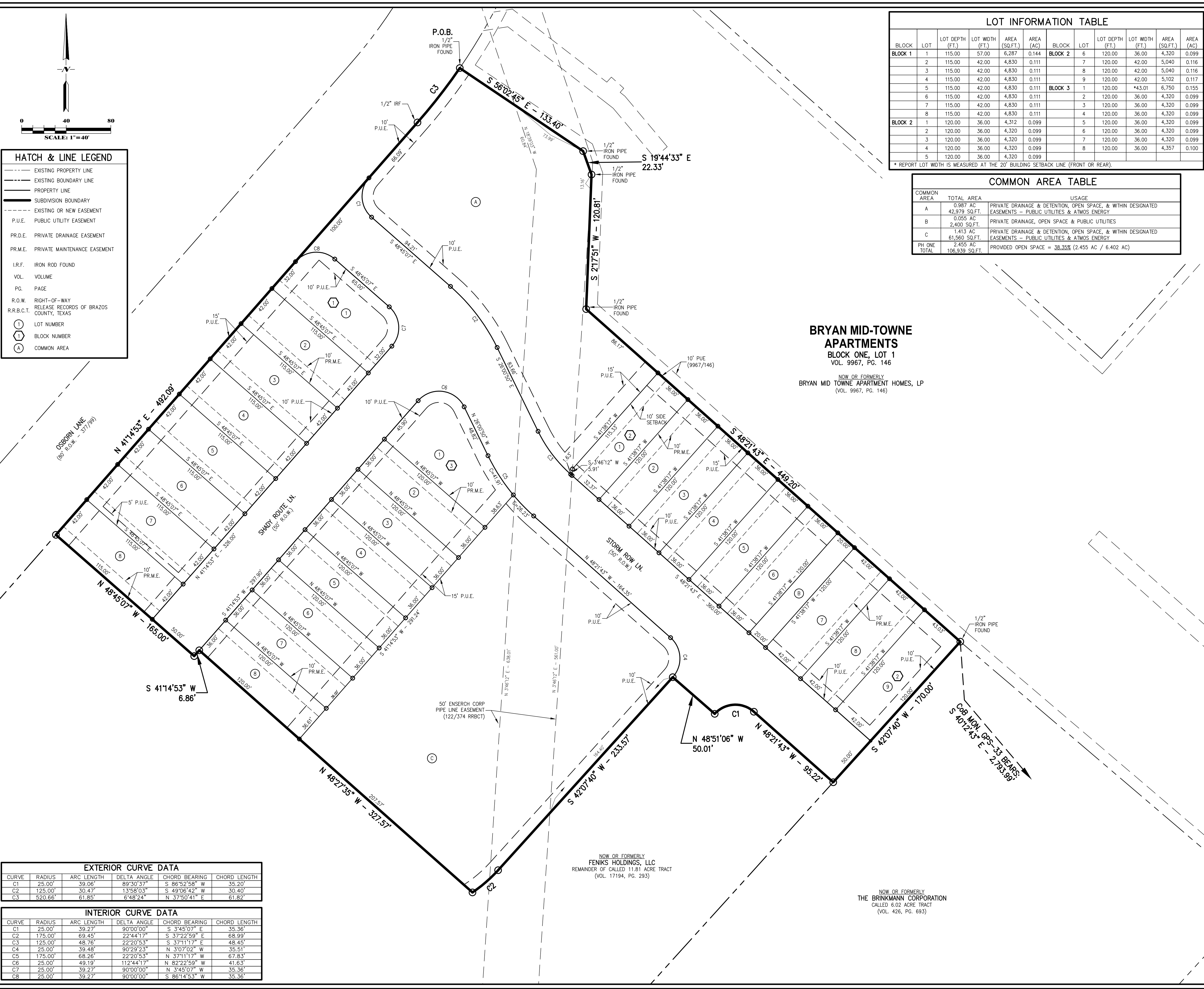
COMMON AREA TABLE

COMMON AREA	TOTAL AREA	USAGE
A	0.987 AC 42,979 SQ.FT.	PRIVATE DRAINAGE & DETENTION, 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 & DETENTION, 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'	39.27'	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'	22°20'53"	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'
C8	25.00'	39.27'	90°00'00"	S 86°14'53" W	35.36'

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
 BEING A PORTION OF A CALLED 11.81 ACRE TRACT
 VOLUME 17194, PAGE 293
 JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2
 BRYAN, BRAZOS COUNTY, TEXAS
 AUGUST 2021

RME Consulting Engineers

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FILENAME: 0757FP1A | SCALE: 1"=40'
 SUBMITTED DATE: 12/31/21
 REVISIONS: 2/7/22
 DRAWN BY: R.A.M. | CHECKED BY: J. DILLON MEANS
 FIELD BOOK: N/A | KERR JOB: #22-012

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

FIELD NOTES DESCRIPTION
OF A
6.402 ACRE TRACT
JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 6.402 ACRES IN THE JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 11.81 ACRE TRACT CONVEYED TO FENIKS HOLDINGS, LLC IN VOLUME 17194, PAGE 293 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 6.402 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND ON THE SOUTHEAST RIGHT-OF-WAY LINE OF OSBORN LANE (80' WIDE RIGHT-OF-WAY, 377/99 DRBCT) AT THE MOST WESTERLY CORNER OF LOT 1, BLOCK 1, BRYAN MID-TOWNE APARTMENTS ACCORDING TO THE PLAT RECORDED IN VOLUME 9967, PAGE 146 (OPRBCT);

THENCE, WITH THE SOUTHWEST LINE OF SAID LOT 1, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) S 56° 02' 45" E A DISTANCE OF 133.40 FEET TO A 1/2 INCH IRON PIPE FOUND;
- 2) S 19° 44' 33" E A DISTANCE OF 22.33 FEET TO A 1/2 INCH IRON PIPE FOUND;
- 3) S 02° 17' 51" W A DISTANCE OF 120.81 FEET TO A 1/2 INCH IRON PIPE FOUND;
- 4) S 48° 21' 43" E A DISTANCE OF 449.20 FEET TO A 1/2 INCH IRON PIPE FOUND AT THE NORTH COMMON CORNER OF THIS HEREIN DESCRIBED TRACT AND A CALLED 6.02 ACRE TRACT OF LAND CONVEYED TO THE BRINKMANN CORPORATION IN VOLUME 426, PAGE 693 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-33 BEARS S 40° 12' 43" E A DISTANCE OF 2,793.99 FEET;

THENCE, WITH THE COMMON LINE OF SAID 11.81 ACRE TRACT AND SAID 6.02 ACRE TRACT, S 42° 07' 40" W, A DISTANCE OF 170.00 FEET TO A 1/2 INCH IRON ROD SET (ALL 1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED 'KERR SURVEYING') ON SAID COMMON LINE;

THENCE, SEVERING SAID 11.81 ACRE TRACT FOR THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- 1) N 48° 21' 43" W A DISTANCE OF 95.22 FEET TO A 1/2 INCH IRON ROD SET;
- 2) WITH A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.06 FEET, A DELTA ANGLE OF 89° 30' 37", AND A CHORD WHICH BEARS S 86° 52' 58" W A DISTANCE OF 35.20 FEET TO A 1/2 INCH IRON ROD SET;
- 3) N 48° 51' 06" W A DISTANCE OF 50.01 FEET TO A 1/2 INCH IRON ROD SET;
- 4) S 42° 07' 40" W A DISTANCE OF 233.57 FEET TO A 1/2 INCH IRON ROD SET;
- 5) WITH A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 30.47 FEET, A DELTA ANGLE OF 13° 58' 03", AND A CHORD WHICH BEARS S 49° 06' 42" W A DISTANCE OF 30.40 FEET TO A 1/2 INCH IRON ROD SET;
- 6) N 48° 27' 35" W A DISTANCE OF 327.57 FEET TO A 1/2 INCH IRON ROD SET;
- 7) S 41° 14' 53" W A DISTANCE OF 6.86 FEET TO A 1/2 INCH IRON ROD SET;
- 8) N 48° 45' 07" W A DISTANCE OF 165.00 FEET TO A 1/2 INCH IRON ROD SET IN SAID SOUTHEAST RIGHT-OF-WAY LINE OF OSBORN LANE, AND IN THE NORTHWEST LINE OF SAID 11.81 ACRE TRACT;

THENCE, WITH SAID SOUTHEAST RIGHT-OF-WAY LINE OF OSBORN LANE AND WITH SAID NORTHWEST LINE OF 11.81 ACRE TRACT, N 41° 14' 53" E A DISTANCE OF 492.09 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE, WITH A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 520.66 FEET, AN ARC LENGTH OF 61.85 FEET, A DELTA ANGLE OF 06° 48' 24", AND A CHORD WHICH BEARS N 37° 50' 41" E, A DISTANCE OF 61.82 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 6.402 ACRES OF LAND, MORE OR LESS.

SURVEYED ON THE GROUND JULY 2021 UNDER MY SUPERVISION. THE BEARING BASIS FOR THIS SURVEY IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2). DISTANCES DESCRIBED HEREIN ARE SURFACE DISTANCES. TO OBTAIN GRID DISTANCES (NOT GRID AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011436306357 (CALCULATED USING GEOD12B).

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

WE, FENIKS HOLDINGS, LLC, THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING (PART OF) THE TRACT OF LAND AS CONVEYED TO US, IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 17194, PAGE 293, 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.

OWNER

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

APPROVAL OF THE PLANNING & ZONING COMMISSION

I, _____ CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN ON THE _____ DAY OF _____, 20____ AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 20____ BY SAID COMMISSION.

CHAIRMAN, PLANNING & ZONING COMMISSION,
BRYAN, TEXAS

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 RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME _____ PAGE _____.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS

COUNTY OF BRAZOS

I, J. DILLON MEANS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6770, 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.

J. DILLON MEANS, RPLS NO. 6770

PLAT NOTES:

1. 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) AS GRAPHICALLY DEPICTED ON F.E.M.A.- FIRM COMMUNITY PANEL NO. 48041C 0215F, REVISED DATE: 04-02-2014.
2. BASIS OF BEARING: ALL COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE No. 4203 STATE PLANE CENTRAL ZONE 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 1.00011436306357 (CALCULATED USING GEOD12B).

3. ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS, WITH CAP (KERR SURVEYING), UNLESS OTHERWISE NOTED.
4. BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE ZONING OF THE SUBJECT PROPERTY (RD-5) PER ORDINANCE No. 2500. IMPERVIOUS COVER WILL BE IN ACCORDANCE WITH THE DRAINAGE REPORT PREPARED FOR THIS PHASE AT 75%. ALL PARKING WILL BE LOCATED IN THE FRONT OF THE BUILDING.
 - FRONT SETBACK = 20'
 - REAR SETBACK = 10'
 - SIDE SETBACK = 10' BETWEEN BUILDING STRUCTURES & 15' ALONG LOCAL STREETS.
 - A 10' PRIVATE MAINTENANCE EASEMENT (P.R.M.E.) IS DEDICATED ON EACH LOT FOR MAINTENANCE OF THE STRUCTURE ON THE ADJACENT LOT (SEE NOTE #7).
5. DISTANCES SHOWN ON CURVES, AND LABELED AS "C", ARE CHORD LENGTHS.

6. THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN UPDATED TITLE COMMITMENT. ADDITIONAL EASEMENTS MAY APPLY. THE FOLLOWING BLANKET EASEMENTS DO APPLY TO THIS TRACT:
 - CITY OF BRYAN (371/171).
 - HUMBLE PIPE LINE CO. (48/566).
 - THE ATMOS PIPELINE WITHIN THE PARTIALLY RELEASED EASEMENT (122/374 RRBCT) IS ACTIVE AT THE TIME OF THIS PLAT.
 - PIPELINE EASEMENTS RECORDED IN VOLUME 601, PAGE 339 TO ANDRUS PIPELINE CORP. AND VOLUME 557, PAGE 329 TO FERGUSON CROSSING PIPE LINE COMPANY APPEAR TO BE INACTIVE BASED ON INFORMATION FROM THE TEXAS RAILROAD COMMISSION AND A LACK OF EVIDENCE ON THE GROUND. IN ADDITION, NO OPERATORS WERE NOTIFIED AND NO MARKINGS ON THE GROUND WERE PROVIDED AFTER MULTIPLE REQUESTS TO THE TEXAS 811 LOCATE SERVICE. BOTH DOCUMENTS CONTAIN CLAUSES THAT TERMINATES THE RIGHTS OF THE GRANTEE AFTER CERTAIN PERIODS OF NON-USE. KERR SURVEYING IS UNABLE TO CONFIRM THE LACK OF ACTIVE USE; THEREFORE, FURTHER RESEARCH/INVESTIGATION MAY BE REQUIRED.

7. A PRIVATE MAINTENANCE EASEMENT (PRME) SHOWN HEREON SHALL BE PERPETUAL PRIVATE ACCESS EASEMENT IN FAVOR OF THE LOTS ON WHICH A ZERO LOT LINE/PATIO HOMES ARE PLANNED AT THE BOUNDARIES TO WHICH THESE EASEMENTS ARE ADJACENT, AND FURTHERMORE: (I) PROVIDES ACCESS TO THE ADJACENT LOT OWNER FOR INSPECTION, REPAIR, MAINTENANCE, RECONSTRUCTION, MODIFICATION AND REMOVAL OF THE STRUCTURE LOCATED ON THE ADJACENT LOT; AND (II) NO PERMANENT STRUCTURES MAY BE CONSTRUCTED WITHIN A PRME EXCEPT THAT THE OWNER OF A LOT MAY CONSTRUCT AND INSTALL DRIVEWAYS, LANDSCAPE BORDERS, WALKWAYS, IRRIGATION AND LIGHTING, AND FACILITIES INCIDENTAL THERETO WITHIN THE PRME ON SUCH LOT.

8. ALL UTILITY EASEMENTS MUST BE KEPT CLEAR OF ALL BRUSH, TREES, LANDSCAPING OR PERMANENT STRUCTURES. 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.

9. COMMON AREA TOTALS 2.455 ACRES. DRAINAGE STRUCTURE WITHIN THOSE COMMON AREAS, ARE PRIVATE. THESE AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).

10. PATIO HOMES (ZERO LOT LINE DWELLINGS) HAVE BEEN APPROVED FOR THIS SUBDIVISION BY THE BRYAN PLANNING & ZONING COMMISSION ON DECEMBER 2, 2021. PATIO HOME LOTS WILL FOLLOW THE STANDARDS ESTABLISHED IN THE LAND & SITE DEVELOPMENT ORDINANCE SECTION 62-167.

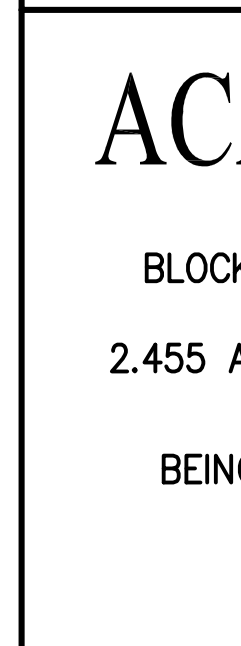
11. NO LOT MAY TAKE DIRECT STREET ACCESS TO OSBORN LANE OR PRAIRIE DRIVE.

12. THE MASTER PRELIMINARY PLAN (CASE No. MP21-06) WAS APPROVED BY THE PLANNING & ZONING COMMISSION ON DECEMBER 2, 2021.

13. ALL STREETS ILLUSTRATED ARE 28.5' WIDE HMAC PAVEMENT WITH CONCRETE LAYDOWN CURB/GUTTER AND 5' SIDEWALKS (BOTH SIDES OF STREET). BACK OF CURB RADIUS, AT ALL INTERSECTIONS ARE 25' R.



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PHONE (979) 268-3195
TBPELS FIRM No. 10018500



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ACADEMY PRESERVE
PHASE ONE
BLOCK ONE, LOTS 1 - 8 & BLOCK TWO LOTS 1 - 9
BLOCK THREE, LOTS 1 - 8
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JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2
BRYAN, BRAZOS COUNTY, TEXAS
AUGUST 2021



LANDOWNER INFORMATION
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FILENAME: 0757FP1A | SCALE: 1"=40'
SUBMITTED DATE: 12/31/21
REVISIONS: 2/7/22
DRAWN BY: R.A.M. | CHECKED BY: J. DILLON MEANS
FIELD BOOK: N/A | KERR JOB: #22-012

TEXAS FIRM REGISTRATION No. F-4695

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CLIENT NO. PROJECT NO.