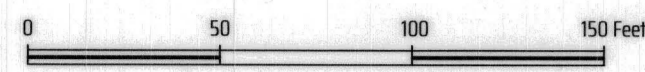
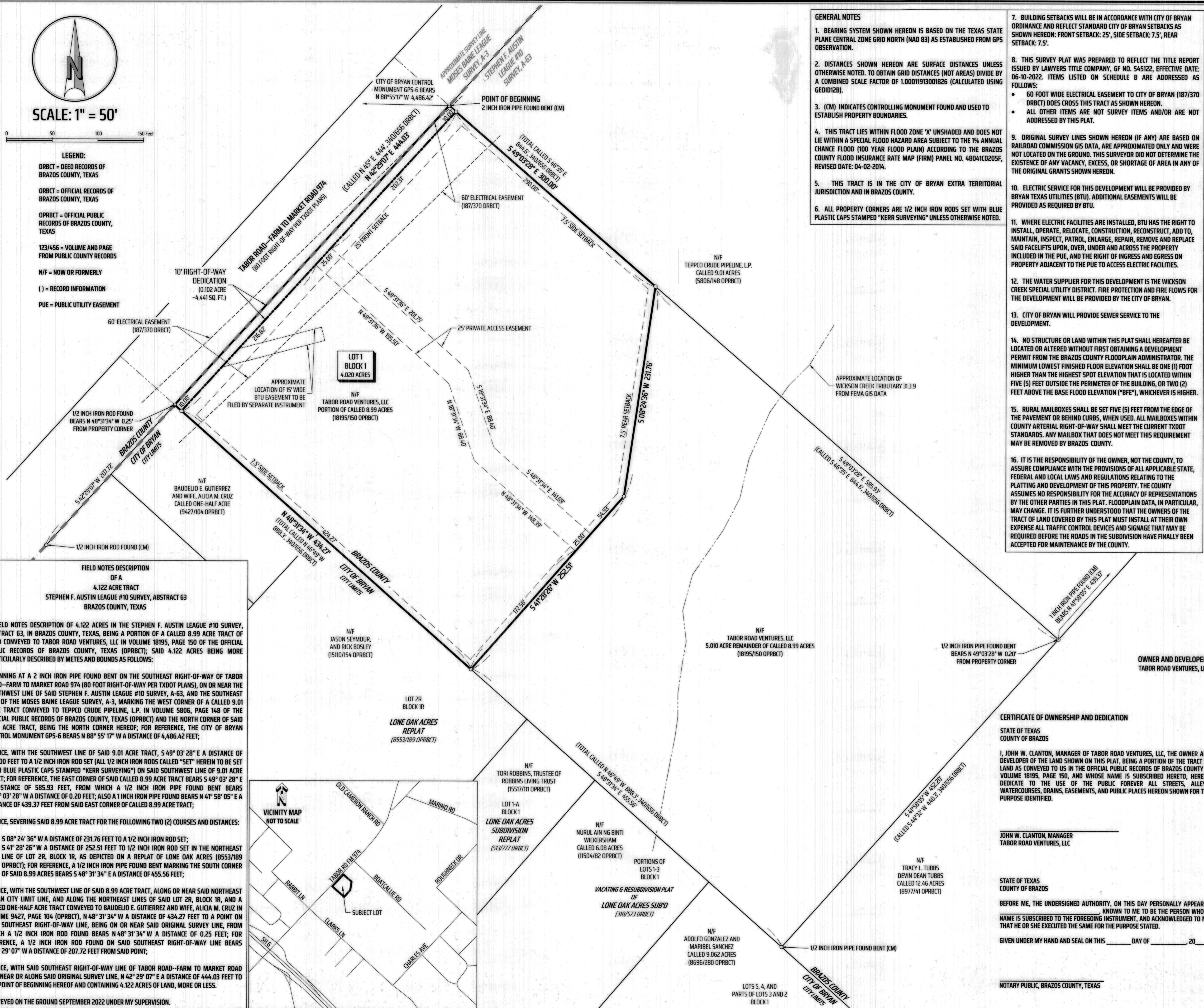


SCALE: 1" = 50'



LEGEND:

- DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
- ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBCCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- N/F = NOW OR FORMERLY
- ( ) = RECORD INFORMATION
- PUE = PUBLIC UTILITY EASEMENT



GENERAL NOTES

- BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH (NAD 83) AS ESTABLISHED FROM GPS OBSERVATION.
- DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0001913001826 (CALCULATED USING GEOID12B).
- (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
- 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. 48041CQ205F, REVISED DATE: 04-02-2014.
- THIS TRACT IS IN THE CITY OF BRYAN EXTRA TERRITORIAL JURISDICTION AND IN BRAZOS COUNTY.
- ALL PROPERTY CORNERS ARE 1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED.
- BUILDING SETBACKS WILL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REFLECT STANDARD CITY OF BRYAN SETBACKS AS SHOWN HEREON: FRONT SETBACK: 25', SIDE SETBACK: 7.5', REAR SETBACK: 7.5'.
- THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY LAWYERS TITLE COMPANY, GF NO. 545122, EFFECTIVE DATE: 06-10-2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
  - 60 FOOT WIDE ELECTRICAL EASEMENT TO CITY OF BRYAN (187/370 DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
  - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
- ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.
- ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRAZOS TEXAS UTILITIES (BTU). ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
- WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCTION, 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 WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WICKSON CREEK SPECIAL UTILITY DISTRICT. FIRE PROTECTION AND FIRE FLOWS FOR THE DEVELOPMENT WILL BE PROVIDED BY THE CITY OF BRYAN.
- CITY OF BRYAN WILL PROVIDE SEWER SERVICE TO THE DEVELOPMENT.
- NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE BRAZOS COUNTY FLOODPLAIN ADMINISTRATOR. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE (1) FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE (5) FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION ("BFE"), WHICHEVER IS HIGHER.
- RURAL MAILBOXES SHALL BE SET FIVE (5) FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY BRAZOS COUNTY.
- IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY THE OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

APPROVAL OF THE CITY PLANNER

I, \_\_\_\_\_, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND 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

COUNTY COMMISSIONERS COURT CERTIFICATION

I, \_\_\_\_\_, COUNTY JUDGE OF BRAZOS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS DULY APPROVED BY THE BRAZOS COUNTY COMMISSIONERS COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY JUDGE, BRAZOS COUNTY

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

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 THE 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*  
MICHAEL KONETSKI  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6531



OWNER AND DEVELOPER:  
TABOR ROAD VENTURES, LLC

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, JOHN W. CLANTON, MANAGER OF TABOR ROAD VENTURES, LLC, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING A PORTION OF THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 18195, PAGE 150, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE IDENTIFIED.

JOHN W. CLANTON, MANAGER  
TABOR ROAD VENTURES, LLC

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

**FIELD NOTES DESCRIPTION OF A 4.122 ACRE TRACT**  
STEPHEN F. AUSTIN LEAGUE #10 SURVEY, ABSTRACT 63  
BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 4.122 ACRES IN THE STEPHEN F. AUSTIN LEAGUE #10 SURVEY, ABSTRACT 63, IN BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 8.99 ACRE TRACT OF LAND CONVEYED TO TABOR ROAD VENTURES, LLC IN VOLUME 18195, PAGE 150 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCCT); SAID 4.122 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 2 INCH IRON PIPE FOUND BENT ON THE SOUTHEAST RIGHT-OF-WAY OF TABOR ROAD--FARM TO MARKET ROAD 974 (80 FOOT RIGHT-OF-WAY PER TXDOT PLANS), ON OR NEAR THE NORTHWEST LINE OF SAID STEPHEN F. AUSTIN LEAGUE #10 SURVEY, A-63, AND THE SOUTHEAST LINE OF THE MOSES BAINE LEAGUE SURVEY, A-3, MARKING THE WEST CORNER OF A CALLED 9.01 ACRE TRACT CONVEYED TO TEPPCO CRUDE PIPELINE, L.P. IN VOLUME 5806, PAGE 148 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCCT) AND THE NORTH CORNER OF SAID 8.99 ACRE TRACT, BEING THE NORTH CORNER HEREOF; FOR REFERENCE, THE CITY OF BRYAN CONTROL MONUMENT GPS-6 BEARS N 88° 55' 17" W A DISTANCE OF 4,486.42 FEET;

THENCE, WITH THE SOUTHWEST LINE OF SAID 9.01 ACRE TRACT, S 49° 03' 28" E A DISTANCE OF 300.00 FEET TO A 1/2 INCH IRON ROD SET (ALL 1/2 INCH IRON RODS CALLED "SET" HEREIN TO BE SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING") ON SAID SOUTHWEST LINE OF 9.01 ACRE TRACT; FOR REFERENCE, THE EAST CORNER OF SAID CALLED 8.99 ACRE TRACT BEARS S 49° 03' 28" E A DISTANCE OF 585.93 FEET, FROM WHICH A 1/2 INCH IRON PIPE FOUND BENT BEARS N 49° 03' 28" W A DISTANCE OF 0.20 FEET; ALSO A 1 INCH IRON PIPE FOUND BEARS N 4° 58' 05" E A DISTANCE OF 439.37 FEET FROM SAID EAST CORNER OF CALLED 8.99 ACRE TRACT;

THENCE, SEVERING SAID 8.99 ACRE TRACT FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- S 08° 24' 36" W A DISTANCE OF 231.76 FEET TO A 1/2 INCH IRON ROD SET;
- S 41° 28' 26" W A DISTANCE OF 252.51 FEET TO 1/2 INCH IRON ROD SET ON THE NORTHEAST LINE OF LOT 2R, BLOCK 1R, AS DEPICTED ON A REPLAT OF LONE OAK ACRES (8553/189 OPRBCT); FOR REFERENCE, A 1/2 INCH IRON PIPE FOUND MARKING THE SOUTH CORNER OF SAID 8.99 ACRES BEARS S 48° 31' 34" E A DISTANCE OF 455.56 FEET;

THENCE, WITH THE SOUTHWEST LINE OF SAID 8.99 ACRE TRACT, ALONG OR NEAR SAID NORTHEAST BRYAN CITY LIMIT LINE, AND ALONG THE NORTHEAST LINES OF SAID LOT 2R, BLOCK 1R, AND A CALLED ONE-HALF ACRE TRACT CONVEYED TO BAUDELIO E. GUTIERREZ AND WIFE, ALICIA M. CRUZ IN VOLUME 9427, PAGE 104 (OPRBCCT), N 48° 31' 34" W A DISTANCE OF 434.27 FEET TO A POINT ON SAID SOUTHEAST RIGHT-OF-WAY LINE, BEING ON OR NEAR SAID ORIGINAL SURVEY LINE, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 48° 31' 34" W A DISTANCE OF 0.25 FEET; FOR REFERENCE, A 1/2 INCH IRON ROD FOUND ON SAID SOUTHEAST RIGHT-OF-WAY LINE BEARS S 42° 29' 07" W A DISTANCE OF 207.72 FEET FROM SAID POINT;

THENCE, WITH SAID SOUTHEAST RIGHT-OF-WAY LINE OF TABOR ROAD--FARM TO MARKET ROAD 974, NEAR OR ALONG SAID ORIGINAL SURVEY LINE, N 42° 29' 07" E A DISTANCE OF 444.03 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 4.122 ACRES OF LAND, MORE OR LESS.

SURVEYED ON THE GROUND SEPTEMBER 2022 UNDER MY SUPERVISION.



REVISED 12-15-2022 TO SHOW BTU EASEMENT

**FINAL PLAT**  
OF  
**HUSH AND WHISPER BARREL STORAGE**  
BLOCK 1, LOT 1, AND RIGHT-OF-WAY DEDICATION  
TOTAL 4.122 ACRES, BEING A PORTION OF A CALLED 8.99 ACRE TRACT  
VOLUME 18195, PAGE 150 OPRBCT  
STEPHEN F. AUSTIN LEAGUE #10 SURVEY, ABSTRACT 63  
CITY OF BRYAN ETJ, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET  
SURVEY DATE: 09-09-2022 | PLAT DATE: 09-21-2022  
JOB NUMBER: 22-794 | CAD NAME: 22-794-Final Plat-5  
POINT FILE: 22-794-ALL  
DRAWN BY: TJF CHECKED BY: MK  
PREPARED BY: KERR SURVEYING, LLC  
TBPELS FIRM#10018500  
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803  
PHONE: (979) 268-3195  
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

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