



CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

I, WE, _____ THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACTS OF LAND AS CONVEYED TO US IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 12989, PAGE 65, VOLUME 12989, PAGE 69, AND VOLUME 13475, PAGE 252, 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.

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 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 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

FIELD NOTES DESCRIPTION

OF A
 0.717 ACRE TRACT
 ZENO PHILLIPS LEAGUE NO. 7 SURVEY, ABSTRACT 45
 BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.717 ACRES IN THE ZENO PHILLIPS LEAGUE NO. 7 SURVEY, ABSTRACT 45, IN BRAZOS COUNTY, TEXAS, BEING ALL OF LOT ONE OF THE DALY ESTATES IN VOLUME 802, PAGE 76 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT) AND CONVEYED TO WILLIAM SCOTT PALMER IN VOLUME 12989, PAGE 65 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBT), A CALLED 0.36 ACRE TRACT CONVEYED TO WILLIAM SCOTT PALMER IN VOLUME 12989, PAGE 69 (OPRBT), AND ALL OF A CALLED 0.1366 ACRE TRACT OF LAND CONVEYED TO WILLIAM SCOTT PALMER IN VOLUME 13475, PAGE 252 (OPRBT); SAID 0.717 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

LEGEND:

- DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- () = RECORD INFORMATION
- N/F = NOW OR FORMERLY
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- CLEAN OUT
- STREET SIGN
- UTILITY POLE
- CLAY WIRE
- GAS TEST STATION/SIGN
- ELECTRIC SERVICE
- PINFLAG
- AERIAL ELECTRIC LINES
- WOOD FENCE
- CHAIN LINK FENCE
- CONCRETE
- ASPHALT
- APPROXIMATE LOCATION OF BURIED GAS LINE
- APPROXIMATE LOCATION OF BURIED 6" SEWER LINE
- APPROXIMATE LOCATION OF BURIED WATER LINE

GENERAL NOTES

- BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS 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 1.00011423793688 (CALCULATED USING GEOID12B).
- (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
- (P) INDICATES THE PLAT OF THE DALY ESTATES RECORDED IN VOLUME 802, PAGE 73, DRBCT.
- ALL PROPERTY CORNERS ARE 1/2 INCH IRON RODS WITH BLUE PLASTIC CAPS STAMPED 'KERR SURVEYING' SET UNLESS OTHERWISE NOTED.
- 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) PER BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0215F, REVISED DATE: 04-02-2014.
- BUILDING SETBACK LINES ARE IN ACCORDANCE WITH THE ZONING OF THE SUBJECT PROPERTY ACCORDING TO THE CITY OF BRYAN CODE OF ORDINANCES, AND ARE SHOWN HEREON. ONLINE ZONING MAP REFERENCED ON 12-8-2022 SHOWS THIS PROPERTY AS ZONED MIDTOWN - CORRIDOR (MT-C).
- THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY UNIVERSITY TITLE COMPANY, GF NO. 221009, EFFECTIVE DATE: MARCH 15, 2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - EASEMENTS (SHOWN HEREON) AND BUILDING LINES (NOT SHOWN HEREON) AS SET OUT ON PLAT RECORDED IN VOLUME 802, PAGE 73, DRBCT, DO APPLY TO THESE TRACTS. (ITEM 10d)
 - EASEMENT TO THE CITY OF BRYAN IN VOLUME 16920, PAGE 35, OPRBT DOES APPLY, AS SHOWN HEREON. (ITEM 10e)
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
- UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.
- CONTOURS SHOWN HEREON FROM TOPOGRAPHIC SURVEY (ELEVATION DATUM NAVD 1988, GEOID12B).
- 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.

OWNER

WILLIAM SCOTT PALMER, TRUSTEE OF THE WILLIAM SCOTT PALMER LIVING TRUST
 203 FIRESIDE COURT
 COLLEGE STATION, TX 77840

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 PLANNING & ZONING COMMISSION

I, _____ CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THIS 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.

CHAIR, PLANNING & ZONING COMMISSION, 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

FINAL PLAT OF THE SMYTHE ADDITION BLOCK C, LOT 7R
 BEING A REPLAT OF 0.717 ACRES
 BEING ALL OF LOT 1, DALY ESTATES
 VOLUME 802, PAGE 73, DRBCT
 A CALLED 0.36 ACRE "PART OF BLOCK C"
 VOLUME 12989, PAGE 69, OPRBT
 AND A CALLED 0.1366 ACRE "PART OF BLOCK C"
 VOLUME 13475, PAGE 252, OPRBT
 ALL BEING PORTIONS OF BLOCK C, SMYTHE ADDITION
 VOLUME 23, PAGE 42 DRBCT
 ZENO PHILLIPS LEAGUE NO. 7 SURVEY, ABSTRACT 45
 BRYAN, 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 PLANNING & ZONING COMMISSION

I, _____ CHAIRMAN OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THIS 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.

CHAIR, PLANNING & ZONING COMMISSION, 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

KERR SURVEYING

SCALE: 1 INCH = 20 FEET
 SURVEY DATE: 08-15-2022 | PLAT DATE: 08-23-2022
 JOB NUMBER: 22-575 | CAD NAME: 22-575-REPLAT-5
 POINT FILE: 22-575-ALL-SURFACE
 DRAWN BY: TIF 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

OWNER: WILLIAM SCOTT PALMER, TRUSTEE OF THE WILLIAM SCOTT PALMER LIVING TRUST
 203 FIRESIDE COURT
 COLLEGE STATION, TX 77840
 REVISED 12-27-2022

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

This note to be removed for final plat

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