



SCALE: 1" = 30'

LINE	BEARING	DISTANCE
L1	S 48°12'13" E	18.00'
L2	S 28°36'47" E	19.34'
L3	N 85°15'05" W	25.00'

POINT OF BEGINNING  
MAGNAIL WITH SHINER STAMPED  
"KERR SURVEYING" FOUND (CM)

MAGNAIL WITH SHINER STAMPED  
"KERR SURVEYING" SET

MAGNAIL WITH SHINER STAMPED  
"KERR SURVEYING" SET

RIGHT-OF-WAY ABANDONMENT  
0.116 ACRES (5053 SQ. FT.)

PRESTON STREET  
55' RIGHT-OF-WAY  
(TO REMAIN)

N/F  
VIRGILIO E. ALPIZAR  
LOT 1, BLOCK 69  
(11992/262 OPRBCT)

E. MARTIN LUTHER KING JR. STREET  
80' RIGHT-OF-WAY (P)

PROPERTY CORNER  
LIES UNDER BUILDING

CITY OF BRYAN GPS MONUMENT NO. 35  
BEARS: S 48° 44' 10" E 3,277.35'

E. 18TH STREET  
80' RIGHT-OF-WAY (P)

1/2 INCH IRON ROD WITH  
BLUE PLASTIC CAP STAMPED  
"KERR SURVEYING" SET

N/F  
JOHN W. WASHINGTON, JR.  
LOT 10, BLOCK 57  
(4334/3 OPRBCT)

N/F  
JOHN W. WASHINGTON  
CALLED 0.0459 ACRES  
PART OF 20' ALLEY, BLOCK 57  
(5548/123 OPRBCT)

N/F  
JOHN W. WASHINGTON, JR. &  
PATRICIA A. WASHINGTON  
LOTS 8-9, BLOCK 57  
(344/254 DRBCT)

N/F  
JOHN W. WASHINGTON, JR.  
LOT 5, BLOCK 57  
(480/746 DRBCT)

N/F  
SHILOH BAPTIST CHURCH  
LOTS 1-3, BLOCK 57  
(216/115 DRBCT)  
AND  
LOT 4, BLOCK 57  
(223/303 DRBCT)

1 STORY WOOD  
BUILDING  
804 N. PRESTON  
AVENUE

1 STORY BRICK BUILDING  
508 E. MARTIN LUTHER  
KING JR. STREET

1 STORY WOOD HOUSE  
507 E. 18TH STREET

1 STORY  
WOOD SHED

**FLOOD PLAIN NOTES:**

THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED 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. 48041C0215F, EFFECTIVE DATE: 04-01-2014.

**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 CORP SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011448571644 (CALCULATED USING GEOID12B).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.

WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, ADD TO, MAINTAIN, INSPECT, PATROL, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO ACCESS ELECTRIC FACILITIES.

**ZONING SETBACK NOTES**

ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 02/09/2023, THIS TRACT IS ZONED RESIDENTIAL DISTRICT-5000 (RD-5) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

- FRONT SETBACK - 25'
- SIDE SETBACK (INTERIOR) - 5'
- SIDE STREET SETBACK - 15'
- REAR SETBACK - 5'

**LEGEND:**

- DRBCT = DEED 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) = PLAT H/721
- Water Meter
- Clean Out
- Utility Pole
- Light Pole/Standard
- Guy Wire
- A/C Unit
- Gas Meter
- Electric Service
- Aerial Telephone Lines
- Aerial Electric Lines
- Wood Fence
- Chain Link Fence
- Deck
- Concrete
- Asphalt
- Curb

**TSPS STANDARD LAND SURVEY PLAT**

OF A

0.116 ACRE TRACT (5053 SQ. FT.)

BEING A PORTION OF THE RIGHT-OF-WAY OF PRESTON STREET  
CITY OF BRYAN ORIGINAL TOWNSITE  
IN VOLUME H, PAGE 721 DRBCT  
STEPHEN F. AUSTIN NO. 9 LEAGUE SURVEY, ABSTRACT 67  
BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 30 FEET  
SURVEY DATE: 06-13-2022 | PLAT DATE: 12-05-2022  
JOB NUMBER: 22-880 | CAD NAME: 22-880-ROW  
POINT FILE: 80T-GTG (com); 22-410 (job)  
DRAWN BY: KTL 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"

NOT FOR RECORDING PURPOSES  
PRELIMINARY DOCUMENT