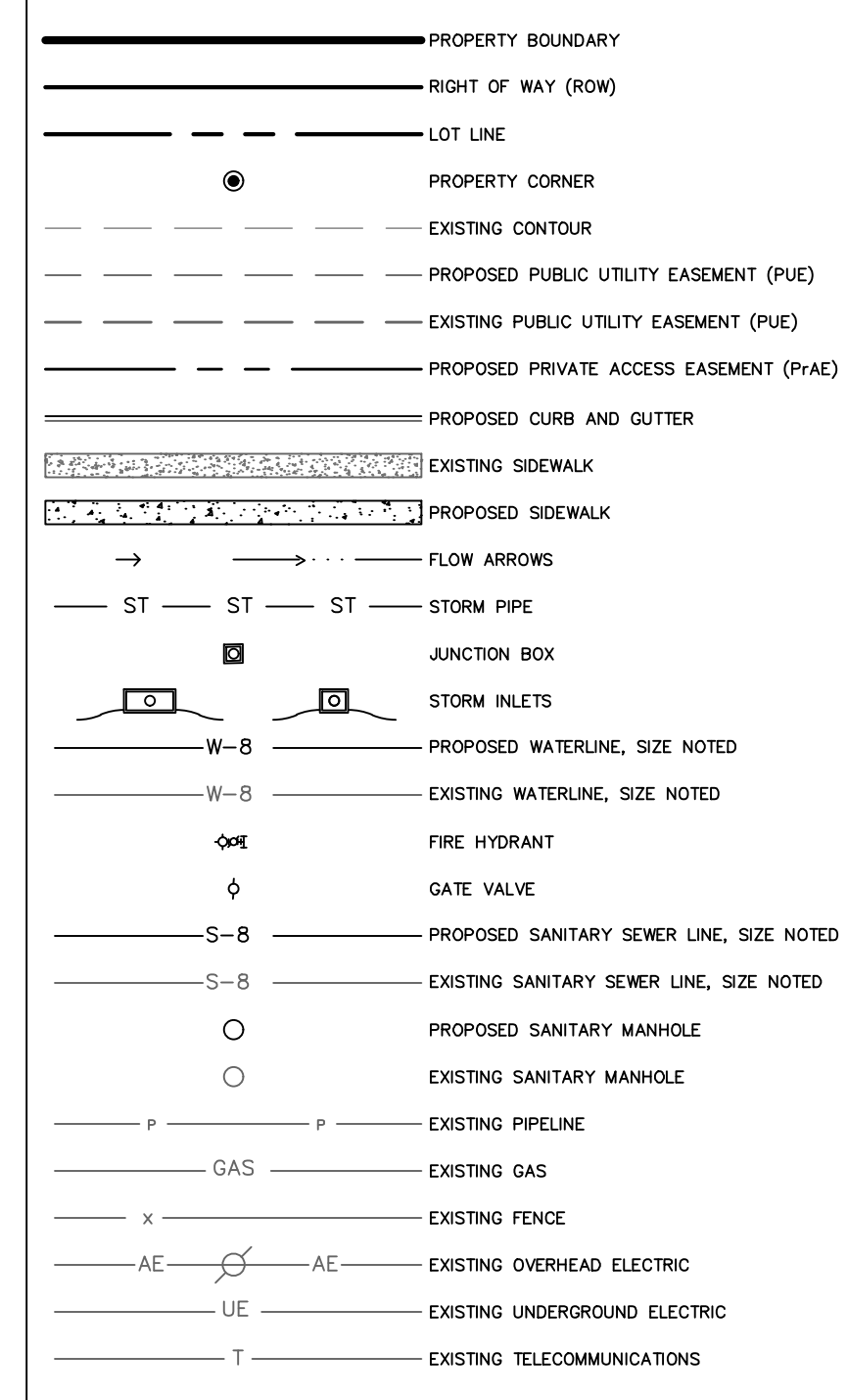


**LEGEND**



- NOTES:
- BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NAD2011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MYCS2).
  - DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY THE COMMON SCALE FACTOR OF 1.00011281017143 (CALCULATED USING GEOID12B). (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
  - THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
  - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0215F, EFFECTIVE DATE: APRIL 2, 2014.
  - ZONING FOR THIS TRACT IS RETAIL DISTRICT (C-2).
  - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN UNIFIED DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
  - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF BRYAN. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
  - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
  - ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
  - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE POA, PROPERTY OWNERS' ASSOCIATION. LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW OF THE PRIVATE DRAINAGE EASEMENT. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR, AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT.
  - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION (POA). THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR, AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT.
  - THIS DOCUMENT WAS NOT PREPARED BY A PROFESSIONAL LAND SURVEYOR AND IS NOT TO BE USED AS PROFESSIONAL SURVEYING WORK. THIS DOCUMENT IS BASED ON AN ON THE GROUND SURVEY DOCUMENT PREPARED BY (MICHAEL KONETSKI) RPLS NO. 6531.
  - THE INFORMATION SHOWN ON THIS PLAN IS NOT FOR CONSTRUCTION, REFER TO SEALED CONSTRUCTION PLANS FOR FINAL INFORMATION.
  - 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.
  - THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY LAWYERS TITLE COMPANY, OF NO. 545746, EFFECTIVE DATE: 01/17/2023. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
    - ITEM 10a: ZONING PER CITY OF BRYAN ORDINANCE DOES AFFECT THIS TRACT AND IS SHOWN HEREON.
    - ITEM 10b: AERIAL ELECTRIC LINES CROSSING THIS TRACT ARE SHOWN HEREON.
    - ITEM 10c: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 98, PAGE 358 (DRBCT) DOES AFFECT THIS TRACT. THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
    - ITEM 10d: EASEMENT TO GULF STATES UTILITIES COMPANY RECORDED IN VOLUME 130, PAGE 369 (DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
    - ITEM 10e: EASEMENT TO GULF STATES UTILITIES COMPANY RECORDED IN VOLUME 130, PAGE 412 (DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
    - ITEM 10f: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 307, PAGE 805 (DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
    - ITEM 10g: RIGHT-OF-WAY EASEMENT TO WIXON WATER SUPPLY CORPORATION RECORDED IN VOLUME 309, PAGE 681 (DRBCT) DOES AFFECT THIS TRACT. THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
    - ITEM 10h: RIGHT-OF-WAY EASEMENT TO WIXON WATER SUPPLY CORPORATION RECORDED IN VOLUME 309, PAGE 730 (DRBCT) DOES AFFECT THIS TRACT. THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
    - ITEM 10i: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 315, PAGE 807 (DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
    - ITEM 10j: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 316, PAGE 199 (DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
    - ITEM 10k: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 319, PAGE 608 (DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
    - ITEM 10l: PUBLIC UTILITY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 817, PAGE 598 (ORBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
    - ITEM 10m: PUBLIC UTILITY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 817, PAGE 602 (ORBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
    - ITEM 10n: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 3017, PAGE 45 (ORBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
    - ITEM 10o: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 3017, PAGE 49 (ORBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
    - ITEM 10p: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 3017, PAGE 62 (ORBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
    - ITEM 10s: ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	13.56'	S89° 54' 27"E

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOYEN P.E., LICENSE NO. 109835, ON MONTH DATE, YEAR. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

**PRELIMINARY PLAN NOT FOR RECORD**

**PRELIMINARY PLAN**

**COKER SUBDIVISION**

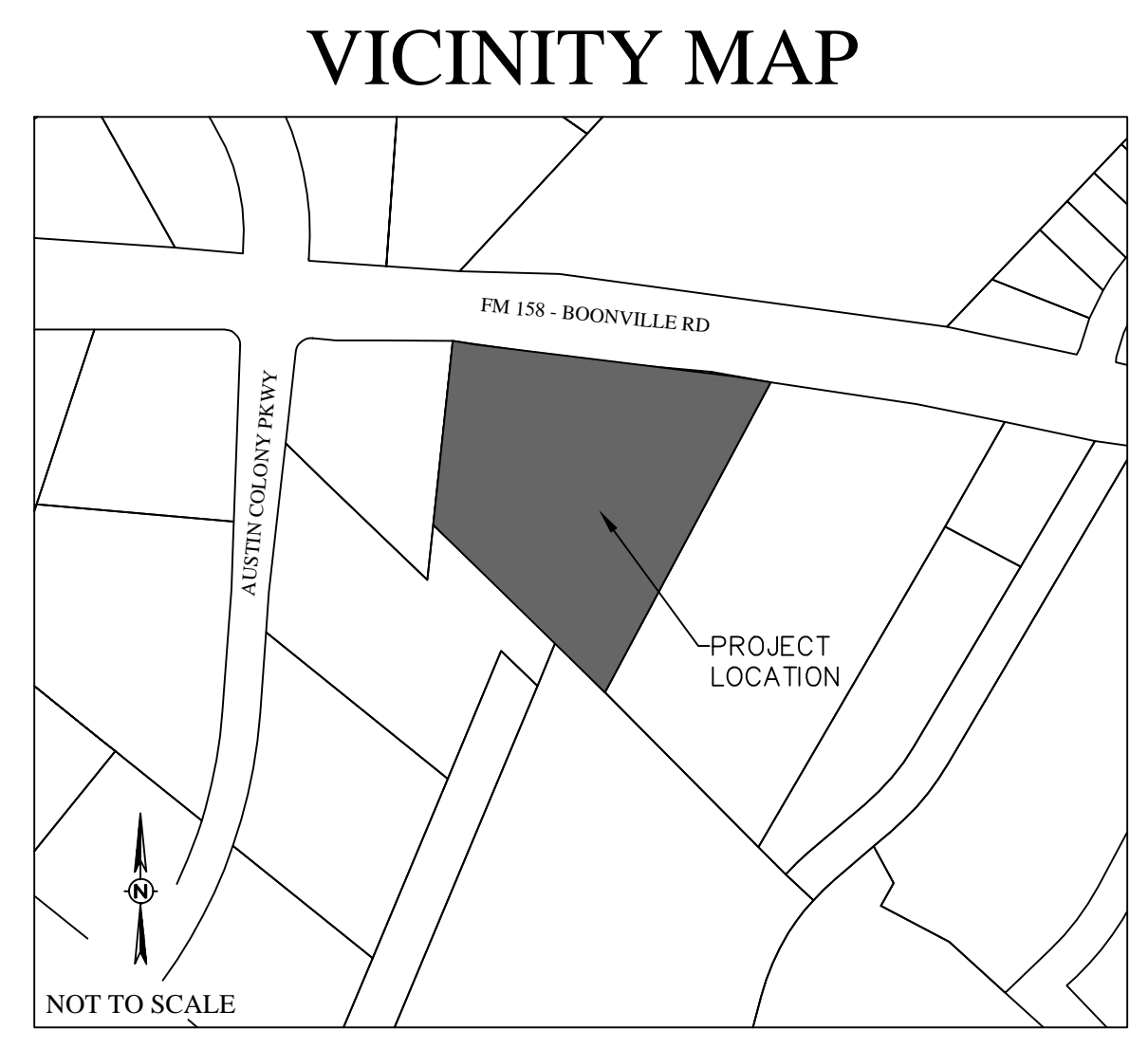
4.258 ACRES - 3 LOTS

BLOCK 1, LOTS 1-3

COMMON AREA 1

JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2

BRYAN, BRAZOS COUNTY, TEXAS



**OWNER:**  
Barbara T. Coker and E.T. Littleton  
8193 Steep Hollow Rd  
Bryan, TX 77808

**OWNER:**  
Donald B. Coker Estate  
8193 Steep Hollow Rd  
Bryan, TX 77808

**SCALE:** AS SHOWN  
MAY, 2023

**SURVEYOR:**  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
(979) 368-3195  
TBPELS FIRM # 10018500  
SURVEYS@KERRSURVEYING.NET

**ENGINEER:**  
Schultz  
TBPE NO. 12327  
911 SOUTHWEST PKWY E.  
College Station, Texas 77640  
www.  
(979) 764-3900