

- L1
S 18°48'00" E 435.45'
- L2
S 12°40'35" E 112.85'
- L3
N 53°49'18" W 110.35'
(CALLED N 52°00' W 111.5',
307/562 DRBCT)
- L4
N 41°58'37" E 253.33'
(CALLED N 41°55'17" E 253.16',
9815/175 OPRBCT)
- L5
N 53°33'03" W 189.42'
(CALLED N 53°35'44" W 189.50',
9815/175 OPRBCT)
- L6
N 42°19'29" E 53.80'
(CALLED N 42°16'35" E,
9048/208 OPRBCT)
- L7
N 67°41'57" W 148.51'
(CALLED N 62°55'05" W 148.70',
9048/208 OPRBCT)

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), 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 1.000099975483388 (CALCULATED USING GEOD12B).

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

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY UNIVERSITY TITLE COMPANY, GF NO. 2304582CS, EFFECTIVE DATE: 08-10-2023. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10f: ELECTRICAL EASEMENT TO THE CITY OF BRYAN (141/372 DRBCT) APPLIES TO THE CALLED 7 ACRE PORTION OF THIS TRACT DESCRIBED IN 217/535 DRBCT. THIS EASEMENT CALLS TO BE 20' WIDE, CENTERED ON ELECTRIC LINES AS INSTALLED. NO EXISTING ELECTRIC LINES WERE OBSERVED CROSSING THE 7 ACRES AT THE TIME OF SURVEY.
- ITEMS 10g & 10h: RIGHT-OF-WAY EASEMENTS FOR PUBLIC STREET TO THE CITY OF BRYAN (239/529 & 239/550 DRBCT) APPLY TO THE RIGHT-OF-WAY OF OLD HEARNE ROAD AND CALL TO BE 50' LYING WEST OF THE CENTERLINE OF ROAD AND APPEAR TO DIRECTLY ADJOIN THE EAST BOUNDARY OF THIS TRACT.
- ITEM 10i: BOUNDARY LINE AGREEMENT (834/432 DRBCT) APPLIES TO THE SOUTHEAST LINE OF THIS TRACT AS SHOWN.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

FLOOD PLAIN NOTES:

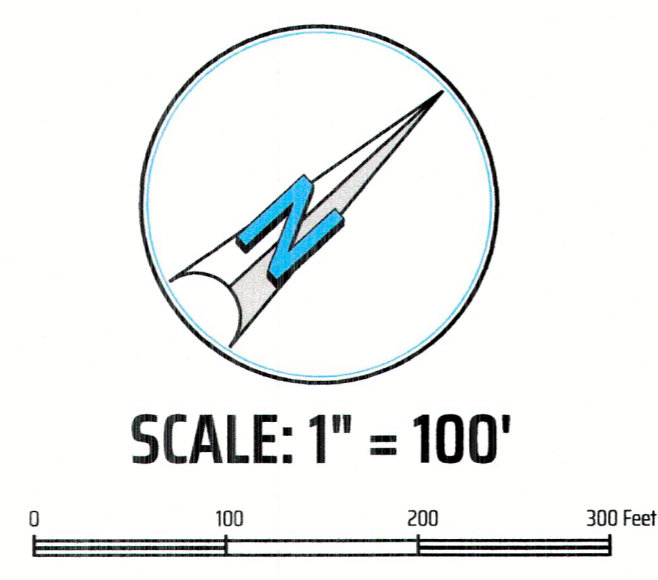
THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0185E, REVISED DATE: 05-16-2012, & 48041C205F, REVISED DATE: 04-02-2014.

ZONING SETBACK NOTES

ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 09-08-2023, THIS TRACT IS ZONED AGRICULTURAL OPEN (A-0) AND COMMERCIAL [C-3] AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

AGRICULTURAL OPEN
SIDE SETBACK (INTERIOR) - 20'
SIDE SETBACK (COLLECTOR STREET) - 25'

COMMERCIAL
FRONT SETBACK - 25'
SIDE SETBACK (INTERIOR) - 5'



- LEGEND:**
- DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
 - ORBCT = OFFICIAL 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
 - 1/2 IRS = 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' SET
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - CLEAN OUT
 - STORM SEWER MANHOLE
 - UTILITY POLE
 - LIGHT POLE/STANDARD
 - GAS METER
 - FIBER OPTIC MARKER
 - AERIAL TELEPHONE LINES
 - AERIAL ELECTRIC LINES
 - WOOD FENCE
 - BARBED WIRE FENCE
 - CHAIN LINK FENCE
 - WIRE MESH FENCE
 - CURB

SURVEYOR'S CERTIFICATE:

I, NATHAN PAUL KERR, R.P.L.S. NO. 6834, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

Nathan Paul Kerr
9/6/2023

NATHAN PAUL KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6834

BUYER	BRACKMEL DEVELOPMENT, LLC
TITLE COMPANY	UNIVERSITY TITLE COMPANY
G.F. No.	23045822CS

LAND TITLE SURVEY PLAT
OF A
24.03 ACRE TRACT
BEING THE REMAINDER OF LOTS 1-3 OF MARVIN M. PORTER'S ADDITION
FILED IN VOLUME 100, PAGE 616 OPRBCT
STEPHEN F. AUSTIN LEAGUE #10 SURVEY, ABSTRACT 63
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET
SURVEY DATE: 09-06-2023 | PLAT DATE: 09-08-2023
JOB NUMBER: 23-853 | CAD NAME: 23-853-Title
POINT FILE: PRKFORST-GRID (cont); 23-853-ALL (job)
DRAWN BY: WJB CHECKED BY: NPK
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"