

**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).

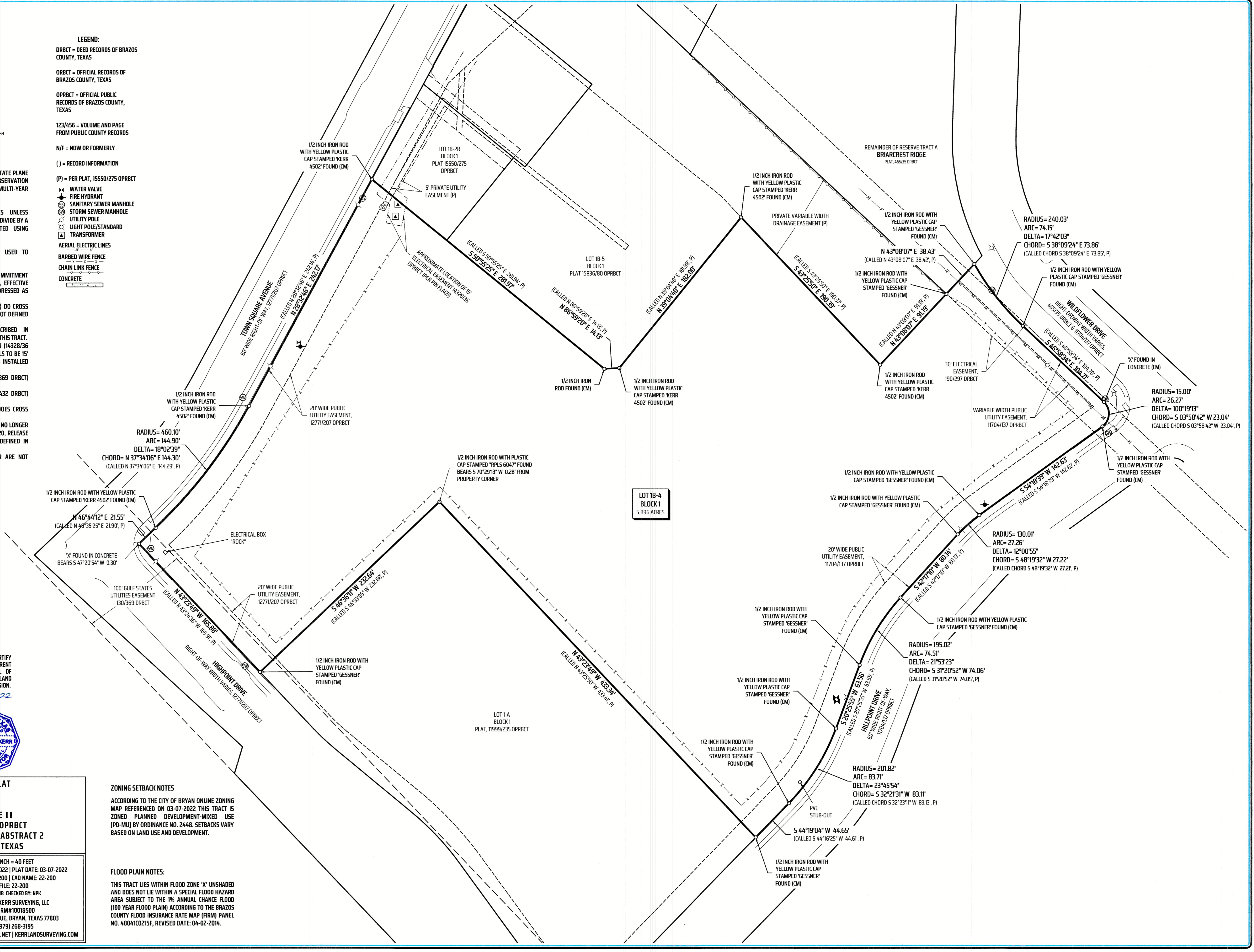
DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0001080782 (CALCULATED USING GEOID12B).

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

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY UNIVERSITY TITLE COMPANY OF NO. F211325, EFFECTIVE DATE: 02-20-2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- 10d: EASEMENTS SHOWN ON PLAT (15550/275 OPRBCT) DO CROSS THIS TRACT AS SHOWN HEREON. SETBACK LINES ARE NOT DEFINED BY THIS PLAT.
- 10e: TEMPORARY CONSTRUCTION EASEMENT DESCRIBED IN RESTRICTIONS (12788/140 OPRBCT) DOES NOT APPLY TO THIS TRACT.
- 10f: ELECTRICAL EASEMENT TO CITY OF BRYAN dba BTU (14328/36 OPRBCT) DOES CROSS THIS TRACT. THIS EASEMENT CALLS TO BE 15' WIDE AND CENTERED ON BURIED ELECTRICAL CABLE AS INSTALLED (EXACT LOCATION OF EASEMENT IS NOT DEFINED).
- 10g: EASEMENT TO GULF STATES UTILITIES CO. (130/369 DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
- 10h: EASEMENT TO GULF STATES UTILITIES CO. (130/432 DRBCT) DOES NOT CROSS THIS TRACT.
- 10i: EASEMENT TO CITY OF BRYAN (190/297 DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
- 10j: EASEMENT TO LONE STAR GAS CO. (287/526 DRBCT) NO LONGER APPLIES TO THIS TRACT AS PARTIALLY RELEASED (83/820, RELEASE RECORDS OF BRAZOS COUNTY, TEXAS). EASEMENT DEFINED IN PARTIAL RELEASE DOES NOT CROSS THIS TRACT.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

- LEGEND:**
- DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
  - ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
  - OPRBT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
  - 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
  - N/F = NOW OR FORMERLY
  - ( ) = RECORD INFORMATION
  - (P) = PER PLAT, 15550/275 OPRBCT
  - WATER VALVE
  - FIRE HYDRANT
  - SANITARY SEWER MANHOLE
  - STORM SEWER MANHOLE
  - UTILITY POLE
  - LIGHT POLE/STANDARD
  - TRANSFORMER
  - AERIAL ELECTRIC LINES
  - BARBED WIRE FENCE
  - CHAIN LINK FENCE
  - CONCRETE



**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*  
 3/7/2022  
 NATHAN PAUL KERR  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6834

**LAND TITLE SURVEY PLAT**  
 OF  
**LOT 1B-4, BLOCK 1**  
**HIGHLAND HILLS PHASE II**  
**VOLUME 15550, PAGE 275 OPRBCT**  
**JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2**  
**BRYAN, BRAZOS COUNTY, TEXAS**

SCALE: 1 INCH = 40 FEET  
 SURVEY DATE: 03-07-2022 | PLAT DATE: 03-07-2022  
 JOB NUMBER: 22-200 | CAD NAME: 22-200  
 POINT FILE: 22-200  
 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

**ZONING SETBACK NOTES**  
 ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 03-07-2022 THIS TRACT IS ZONED PLANNED DEVELOPMENT-MIXED USE (PD-MU) BY ORDINANCE NO. 2448. SETBACKS VARY BASED ON LAND USE AND DEVELOPMENT.

**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. 48041C0215F, REVISED DATE: 04-02-2014.