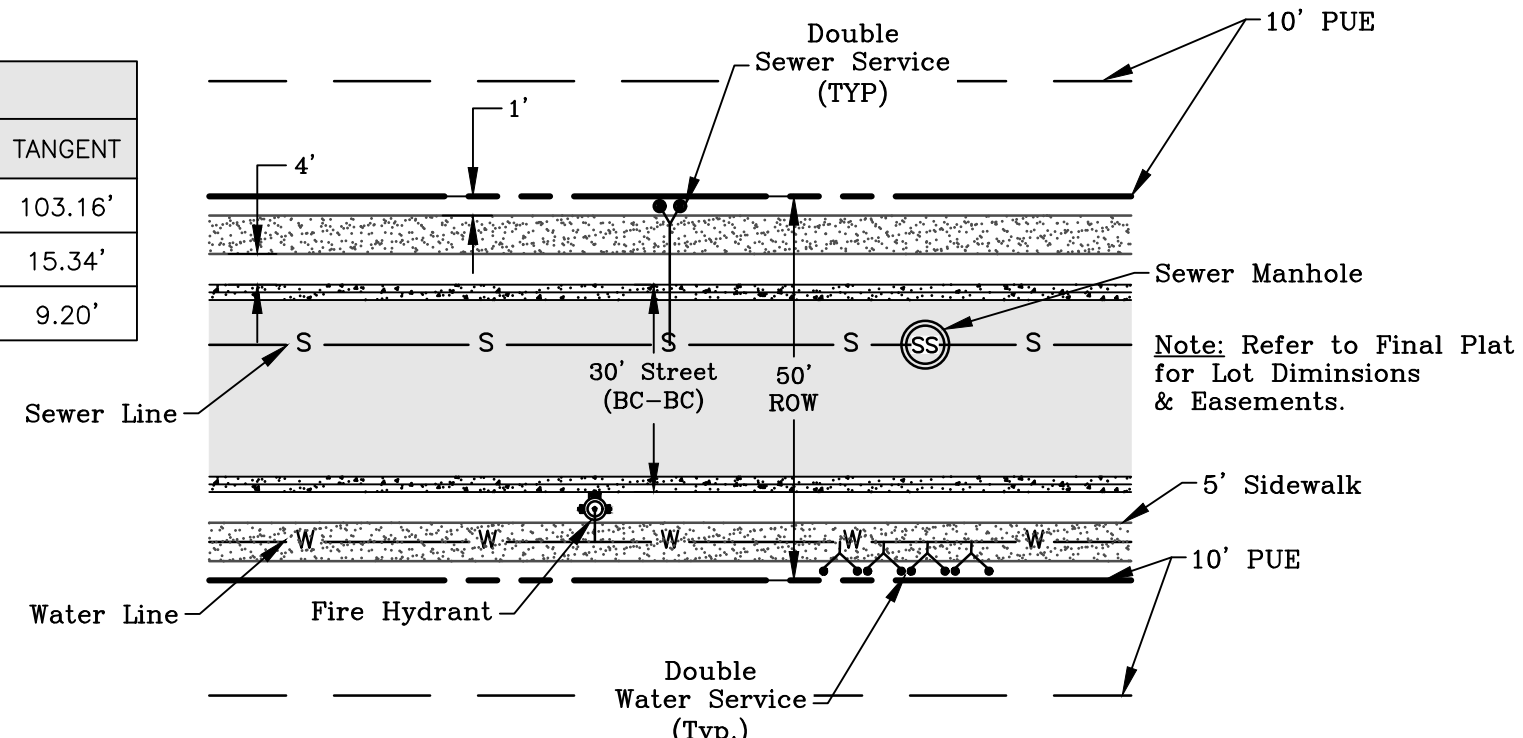


LINE TABLE

LINE #	LENGTH	DIRECTION
L1	52.65'	S 62° 26' 12" E
L2	55.15'	S 62° 51' 24" E
L3	29.55'	N 1° 08' 35" E
L4	63.75'	N 48° 39' 47" W
L5	31.94'	N 48° 39' 47" W
L6	32.06'	N 48° 39' 47" W
L7	54.89'	N 48° 39' 47" W
L8	54.94'	N 48° 39' 47" W
L9	32.00'	N 48° 39' 47" W
L10	32.00'	N 48° 39' 47" W
L11	54.86'	N 48° 39' 47" W
L12	54.99'	N 48° 39' 47" W
L13	32.00'	N 48° 39' 47" W
L14	32.00'	N 48° 39' 47" W
L15	54.84'	N 48° 39' 47" W
L16	54.94'	N 48° 39' 47" W
L17	32.00'	N 48° 39' 47" W
L18	32.00'	N 48° 39' 47" W
L19	54.89'	N 48° 39' 47" W
L20	54.91'	N 48° 39' 47" W
L21	54.87'	N 48° 39' 47" W
L22	32.01'	N 48° 39' 47" W
L23	31.99'	N 48° 39' 47" W
L24	54.93'	N 48° 39' 47" W
L25	54.68'	N 48° 39' 47" W
L26	32.18'	N 48° 39' 47" W
L27	31.82'	N 48° 39' 47" W
L28	55.20'	N 48° 39' 47" W
L29	54.80'	N 48° 39' 47" W
L30	32.01'	N 48° 39' 47" W
L31	31.99'	N 48° 39' 47" W
L32	54.95'	N 48° 39' 47" W
L33	54.95'	N 48° 39' 47" W
L34	32.00'	N 48° 39' 47" W
L35	32.00'	N 48° 39' 47" W
L36	56.62'	N 48° 39' 47" W
L37	234.00'	S 74° 37' 29" E
L38	372.54'	S 61° 31' 11" E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	205.35'	858.69'	13° 42' 06"	S 32° 26' 40" W	204.86'	103.16'
C2	30.52'	125.00'	13° 59' 19"	S 55° 39' 27" E	30.44'	15.34'
C3	18.31'	75.00'	13° 59' 19"	S 55° 39' 27" E	18.27'	9.20'



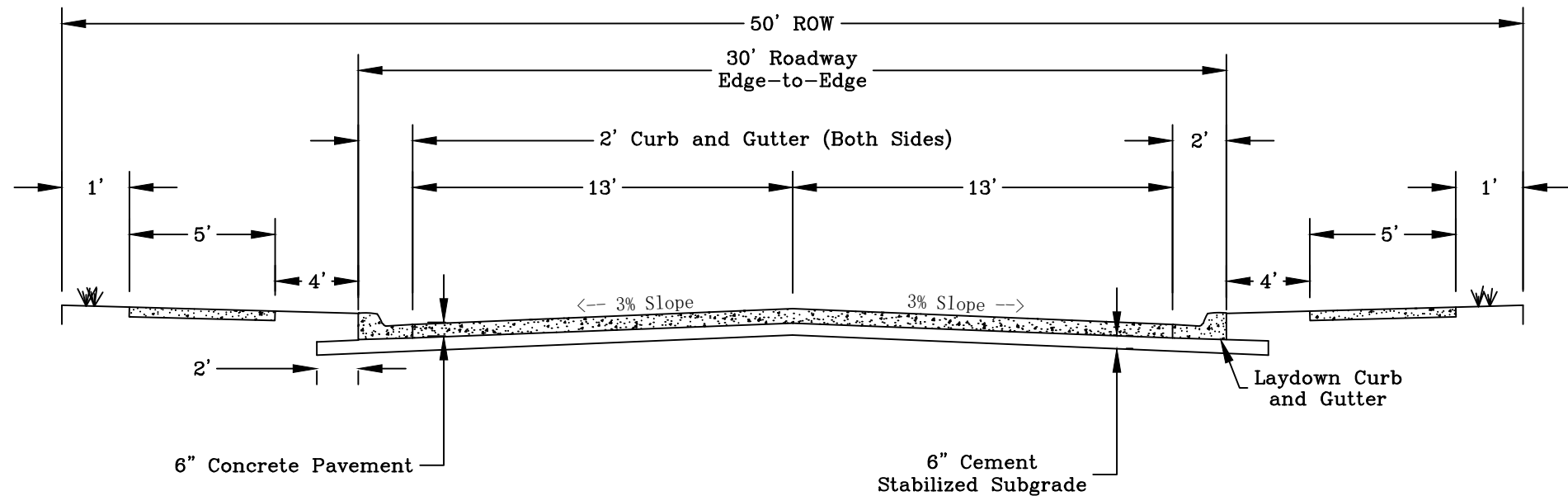
Legend

**Line Types**

- W-W Existing Water Line, Size Noted
- W-W Proposed Water Line, Size Noted
- S-S Existing Sanitary Sewer Line, Size Noted
- S-S Proposed Sanitary Sewer Line, Size Noted
- ST-ST Proposed Storm Sewer Piping
- GAS Existing Natural Gas Line
- AE-AE Existing Aerial Electrical Line
- - Existing Contour, Elevation Noted
- - Existing Easement

**Symbols**

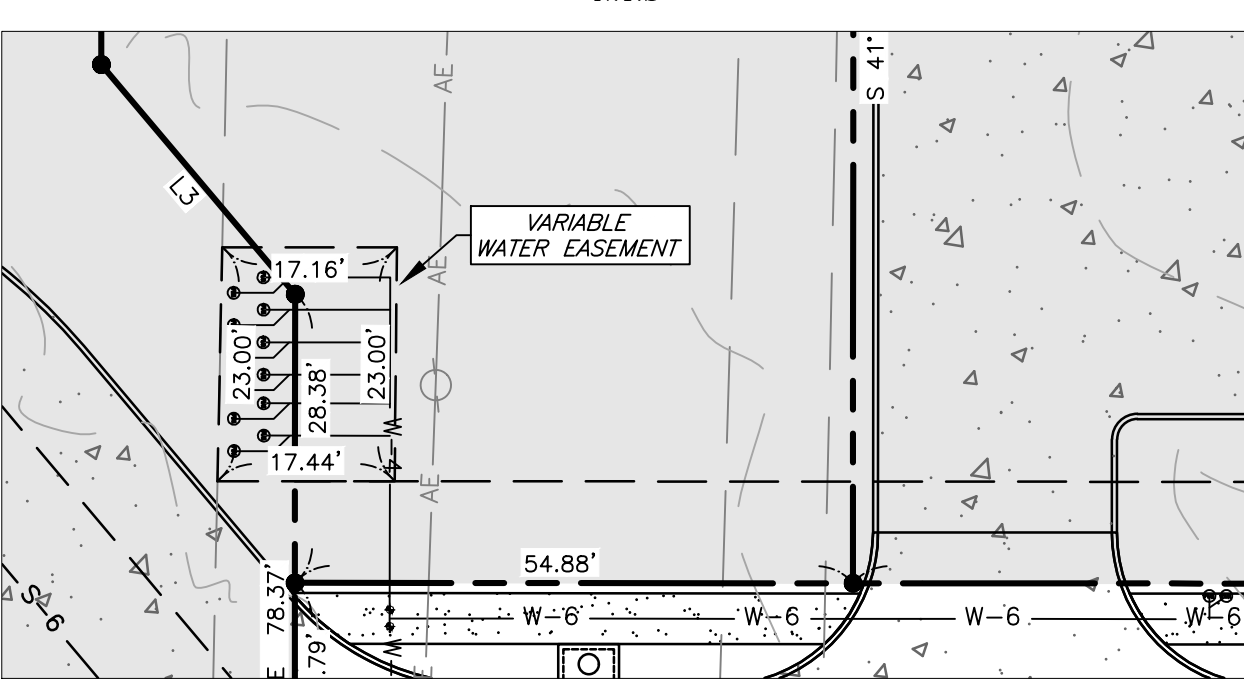
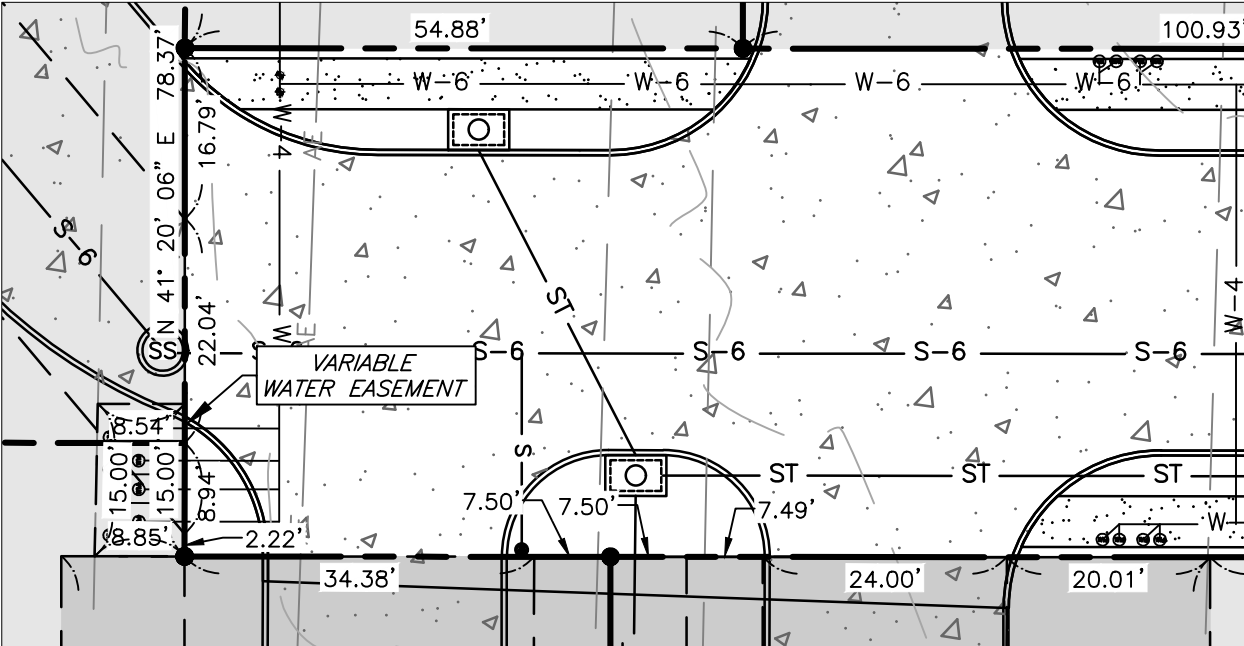
- Hydrant
- Water Valve
- Water Meter
- Phone Pedestal
- Guy Wire
- Storm Grate Inlet
- Sewer Manhole
- Sewer Clean-Out
- Power Pole
- Light Pole



- Notes:
- All Subgrade, Base, and Pavement, Materials and Placement, shall be in accordance with the current edition of the BCS Unified Guidelines, Details, and Specifications.
  - If unexpected native soil conditions are found, the "Subgrade Stabilization Table", found on this sheet, shall apply.
  - See Sheet C1 - General Notes.

**Annotations:**

ROW- Right-of-Way  
 HMAC- Hot mix Asphaltic concrete  
 DRBCT- Deed Records Of Brazos County, Texas  
 ORBCT- Official Records Of Brazos County, Texas  
 OPRBCT- Official Public Records Of Brazos County, Texas  
 ( )- Record information  
 (CM)- Controlling Monument used to establish property boundaries  
 PUE- Public Utility Easement  
 PAE- Public Access Easement  
 TYP- Typical  
 N/F- Now or Formerly



- 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 (NAD2011) EPOCH 2010 multi-year CORS Station 2 (MYCS2).
  - Distances shown hereon are surface distances in US survey feet and decimals unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00010881 (calculated using GEOID12B).
  - No portion of this tract lies within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0195B revised date: May 16, 2012.
  - 1/2" iron rods with blue plastic cap stamped "KERR SURVEYING" will be set at all angle points and lot corners unless otherwise stated.
  - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
  - All properties shall have residential fire sprinkler systems installed, in order to achieve Certificate of Occupancy.
  - All utilities shown are approximate location.
  - This property is zoned Multi-Family (MF).
  - The property proposed use is four-plexes and tri-plexes.
  - The topography is from survey data.
  - A Homeowner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair, and maintenance of all common areas, private drainage easements, private landscape easements, and private stormwater detention facilities, which are part of the subdivision. This City of Bryan shall not be responsible for any operation, repair or maintenance of these areas.
  - 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 plat was prepared to reflect the title commitment issued by university title company, GF No: 2305006CS, effective date: 10-26-2023. Items listed on schedule B are addressed as follows:
    - 60' wide City of Bryan electrical transmission line easement (187/359 DRBCT) does affect this tract as shown. This easement is described as 30' on each side of a transmission line as installed, but no evidence of an existing transmission line was found in the easement area.
    - 60' wide City of Bryan electrical transmission line easement (187/357 DRBCT) does cross this tract as shown. This easement is described as 30' on each side of the transmission line as installed.
    - 60' wide City of Bryan electrical transmission line easement (211/431 DRBCT) does cross this tract as shown. This easement is described as 30' on each side of the transmission line as installed.
    - 30' wide Lone Star gas pipeline easement (330/756 DRBCT) does cross this tract (approximate location shown hereon) No evidence of an existing pipeline was found in the easement area.

**Preliminary Plan**

**The Croft Subdivision**

Block 1, Lots 1-21, Common Areas, and ROW - 11.04 Acres  
 Being a portion of called 24,826 Acre tract recorded in Volume 450, Page 864 DRBCT Zeno Phillips League Survey, A-45 Bryan, Brazos County, Texas February 2024

Owner: Robertson Neal  
 2800 Broadmoor Dr.  
 Bryan, TX 77802

Engineer: I4 Engineering  
 PO Box 5192  
 Bryan, TX 77805  
 979-739-0567  
 TBPE F-9951

Surveyor: Kerr Surveying, LLC  
 409 N. Texas Ave.  
 Bryan, TX 77803  
 979-268-7195  
 TBPELS #10018500  
 Proj # 23-1049

J46 Project # 23-030  
 The Croft - Plat.dwg  
 3/6/2024  
 J4 Engineering