



PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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 SOLUTION 2 (MYS2).
- DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011448571644 (CALCULATED USING GDA0102).
- THIS TRACT LIES WITHIN 'X' UNSHADOWED 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, EFFECTIVE DATE: 04-01-2014.
- (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
- CONTOURS SHOWN HEREON ARE FROM TNRS DATA BRAZOS, FRESTONE, & ROBERTSON COUNTIES LIDAR 2017 --- BRYAN EAST15W (usgs17-2ft_14RQUS15975).
- 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.
- EXISTING STRUCTURES SHOWN ON PLAT ARE INTENDED TO REMAIN.
- THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY UNIVERSITY TITLE COMPANY, GF NO. 2404307CS, CERTIFICATION DATE: 06-16-2024. ITEMS LISTED ON SCHEDULE B ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
- BUILDING SETBACKS PER THE ZONING AT THE TIME OF DEVELOPMENT. PER CITY OF BRYAN ONLINE ZONING MAP REFERENCED 7-1-2024 THIS PROPERTY IS ZONED RESIDENTIAL DISTRICT-5000 (RD-5).

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF BRAZOS
COUNTY OF BRAZOS

I JOHN W. WASHINGTON, JR., ALSO KNOWN AS JOHN W. WASHINGTON, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 18637, PAGE 225, VOLUME 5548, PAGE 123, VOLUME 4334, PAGE 3, AND IN THE DEED RECORDS OF BRAZOS COUNTY IN VOLUME 480, PAGE 746, AND VOLUME 344, PAGE 254, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN FOR THE PURPOSES IDENTIFIED.

JOHN W. WASHINGTON, JR., OWNER

LEGEND:

DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS	FIRE HYDRANT
ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS	WATER VALVE
OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS	WATER METER
N/F = NOW OR FORMERLY	SANITARY SEWER MANHOLE
() = RECORD INFORMATION	CLEAN OUT
BSL = BUILDING SETBACK LINES	STORM SEWER MANHOLE
1/2 INCH IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED	UTILITY POLE
(P) = PLAT (H/721 DRBCT)	LIGHT POLE/STANDARD
	GUY WIRE
	A/C UNIT
	GAS METER
	ELECTRIC SERVICE TRANSFORMER
	AERIAL ELECTRIC LINES
	WOOD FENCE
	CHAIN LINK FENCE
	DECK
	CONCRETE
	APPROXIMATE LOCATION OF 6" SANITARY SEWER LINE
	APPROXIMATE LOCATION OF WATER LINES

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN W. WASHINGTON, JR. ALSO KNOWN AS JOHN W. WASHINGTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

APPROVAL OF THE CITY PLANNER

I, _____ THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING & ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE ____ DAY OF _____, 20__.

CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER

I, _____ THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE ____ DAY OF _____, 20__.

CITY ENGINEER, BRYAN, TEXAS

CERTIFICATION OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, MICHAEL KONETSKI, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6531, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

MICHAEL KONETSKI, RPLS NO. 6531

FIELD NOTES DESCRIPTION
OF A
0.669 ACRE TRACT
STEPHEN F. AUSTIN NO. 9 LEAGUE SURVEY, ABSTRACT 67
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.669 ACRES IN THE STEPHEN F. AUSTIN NO. 9 LEAGUE SURVEY, ABSTRACT 67, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 5, BLOCK 57, BRYAN ORIGINAL TOWNSITE AS DEPICTED ON THE PLAT FILED IN VOLUME H, PAGE 721 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), SAID LOT 5 CONVEYED TO JOHN W. WASHINGTON, JR. IN VOLUME 480, PAGE 746 (DRBCT), ALL OF LOTS 8 AND 9, BLOCK 57, BRYAN ORIGINAL TOWNSITE CONVEYED TO JOHN W. WASHINGTON, JR. AND PATRICIA A. WASHINGTON IN VOLUME 344, PAGE 254 (DRBCT), ALL OF LOT 10, BLOCK 57, BRYAN ORIGINAL TOWNSITE CONVEYED TO JOHN W. WASHINGTON, JR. IN VOLUME 4334, PAGE 3 (OPRBCT), A CALLED 0.0459 ACRE PART OF 20 FOOT ALLEY, BLOCK 57, CONVEYED TO JOHN W. WASHINGTON IN VOLUME 5548, PAGE 123 (OPRBCT), AND A CALLED 0.116 ACRE TRACT DESCRIBED IN A DEED TO JOHN W. WASHINGTON JR. IN VOLUME 18637, PAGE 225 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 0.669 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a magnail with shiner stamped "KERR SURVEYING" set at the intersection of East Martin Luther King Jr. Street (80' right-of-way per plat) and the west right-of-way line of said Preston Street, same being the east line of said 0.116 acre tract; from which the City of Bryan GPS monument No. 35 bears S 48° 44' 10" E a distance of 3,277.35;

THENCE, with said north right-of-way of E. Martin Luther King Jr. Street and the south lines of said 0.116 acre tract and said Lot 5, Block 57, N 85° 15' 05" W a distance of 75.00 feet to a 1/2 inch iron rod found on said right-of-way marking the south common corner of Lots 4 and 5, Block 57;

THENCE, with the common line of said Lots 4 and 5 and partially through said alley, N 04° 44' 39" E a distance of 124.86 feet to a magnail found with shiner stamped "KERR SURVEYING" marking the interior corner of said 0.0459 acre tract and a northeast corner of a called part of 20 foot alley described in a deed to Shiloh Baptist Church in Volume 5548, Page 127 (OPRBCT);

THENCE, with the common line of said tracts being parts of 20 foot alley, N 85° 15' 05" W a distance of 99.99 feet to a 2 inch metal fence post found marking the interior corner of said Shiloh Baptist Church tract and the southwest corner of said 0.0459 acre tract;

THENCE, through said alley with the common line of said alley tracts and with the common line of Lots 7 and 8, Block 57, N 04° 44' 39" E a distance of 124.86 feet to a 1/2 inch iron rod found on the south right-of-way of E. 18th Street (80 foot right-of-way per plat);

THENCE, with said south right-of-way of E. 18th Street and the north lines of said Lots 8 and 9, S 85° 15' 05" E a distance of 101.53 feet to a 1/2 inch iron rod found marking the north common corner of Lots 9 and 10;

THENCE, with said south right-of-way of E. 18th Street and the north lines of Lot 10, Block 57 and said 0.116 acre tract, S 48° 12' 13" E a distance of 78.72 feet to a magnail set with shiner stamped "KERR SURVEYING";

THENCE, with said southwest right-of-way of E. 18th Street and a northeast line of said 0.116 acre tract, S 28° 36' 47" E a distance of 19.34 feet to a magnail set with shiner stamped "KERR SURVEYING";

THENCE, with the west right-of-way of N. Preston Avenue (55 foot wide right-of-way, 18637/225 OPRBCT), S 04° 44' 39" W a distance of 186.27 feet to the POINT OF BEGINNING hereof and containing 0.116 acres (~29,143 sq. ft.) of land, more or less.

CERTIFICATION OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 20____, IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME _____ PAGE _____.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

FINAL PLAT
OF
BRYAN ORIGINAL TOWNSITE
BLOCK 57, LOT 5R
0.669 OF AN ACRE (~29,143 SQ. FT.)
BEING A REPLAT OF BLOCK 57, LOT 5, 8-10, PORTIONS OF ALLEY
BRYAN ORIGINAL TOWNSITE
VOLUME H, PAGE 721 DRBCT
AND A CALLED 0.116 ACRE TRACT
VOLUME 18637, PAGE 225 OPRBCT
STEPHEN F. AUSTIN NO. 9 LEAGUE SURVEY, ABSTRACT 67
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 6-5-2024 | PLAT DATE: 7-1-2024
JOB NUMBER: 24-548 | CAD NAME: 24-548 Grid Replat
POINT FILE: 801-GTG (cont); 24-548 (job)
DRAWN BY: TIF CHECKED BY: MK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

"When one person stands to gain over another, the facts must be uncovered"