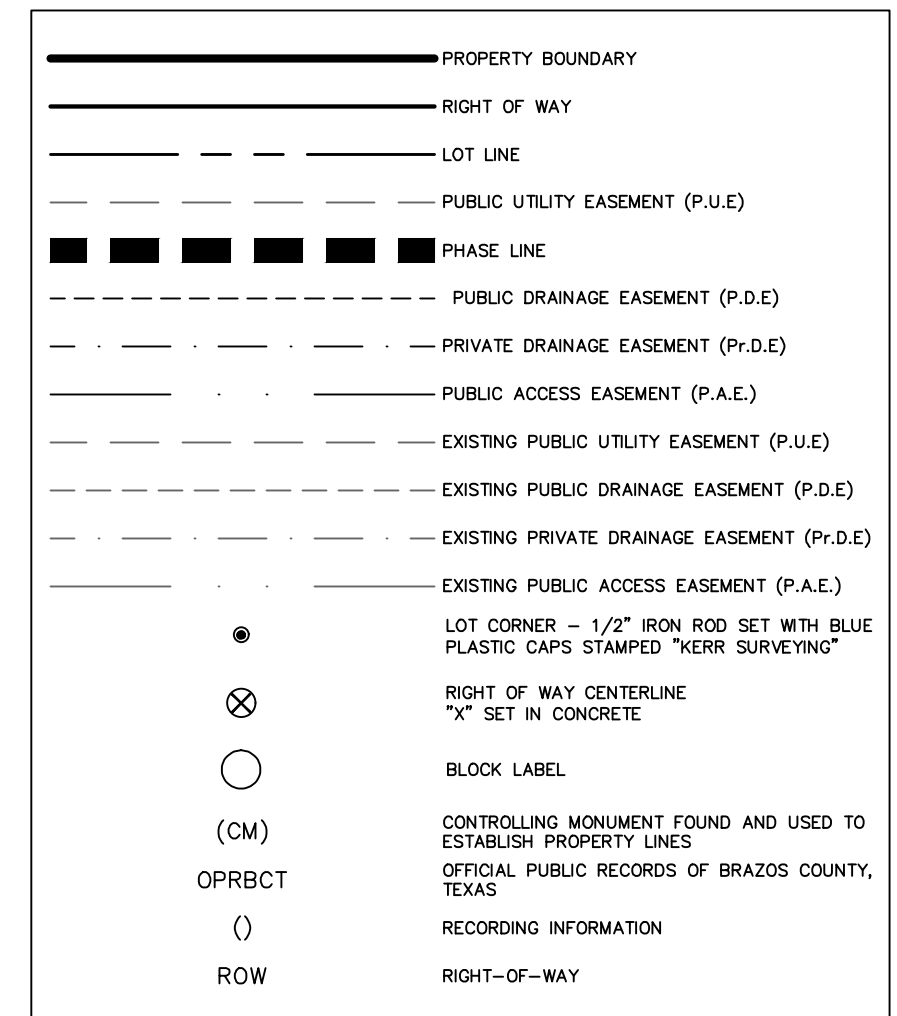


- NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).
  - DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00010950678650 (CALCULATED USING GEOID12B).
  - (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
  - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
  - ZONING FOR THIS TRACT IS INDUSTRIAL (I).
  - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
  - ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
  - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE POA, PROPERTY ASSOCIATION. FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
  - DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY ASSOCIATION (POA).
  - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
  - THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY LAWYERS TITEL COMPANY, OF NO. M2994, DATED: JUNE 6TH 2024. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
    - 25' FRONT SETBACK AND 5' SIDE AND REAR SETBACKS AND ALL EASEMENTS AS SHOW ON PLAT FILED IN VOLUME 2092, PAGE 140 ORBCT, DO APPLY, AND ARE TO AFFECT HOW THE CURRENT BOUNDARY SITS TODAY BETWEEN THE 1.627 AND 3.989 ACRE TRACTS, NOT SHOWN HEREON.
    - BLANKET RIGHT-OF-WAY EASEMENT IN VOLUME 132, PAGE 35 ORBCT, DOES APPLY, BUT IS BLANKET IN NATURE AND CANNOT BE SHOWN.
    - 33' WIDE PIPELINE RIGHT-OF-WAY EASEMENT IN VOLUME 132, PAGE 67, DRBCT, DOES APPLY, AN APPROXIMATE LOCATION AFFECTS AS SHOWN.
    - BLANKET RIGHT-OF-WAY EASEMENT IN VOLUME 141, PAGE 639, DRBCT, DOES APPLY, BUT IS BLANKET IN NATURE AND CANNOT BE SHOWN.
    - WATER PIPELINE EASEMENT IN VOLUME 145, PAGE 165, DRBCT, DOES APPLY, BUT IS BLANKET IN NATURE AND CANNOT BE SHOWN.
    - 60' WIDE ELECTRIC LINE RIGHT-OF-WAY EASEMENT IN VOLUME 187, PAGE 409, DRBCT, DOES NOT APPLY.
    - 20' WIDE ELECTRIC LINE EASEMENT IN VOLUME 218, PAGE 171, DRBCT DOES NOT APPLY.
    - 35.5' WIDE ELECTRIC LINE EASEMENT IN VOLUME 218, PAGE 174, DRBCT, DOES NOT CROSS THIS TRACT. AS SHOWN.
    - RIGHT-OF-WAY EASEMENTS IN VOLUME 6, PAGE 113, DRBCT, DO NOT APPLY.
    - 10' WIDE RIGHT-OF-WAY EASEMENT WITH A 10' WIDE TEMPORARY CONSTRUCTION EASEMENT IN VOLUME 1628, PAGE 186, ORBCT, DOES APPLY, AND AN APPROXIMATE LOCATION AFFECTS AS SHOWN.
    - 30' WIDE PUBLIC UTILITY AND 40' WIDE TEMPORARY CONSTRUCTION EASEMENTS (FOR THE CALLED 4 ACRE TRACT) IN VOLUME 6852, PAGE 60, OPRBCT, DO APPLY, AND APPROXIMATE LOCATIONS AFFECT AS SHOWN.
    - 30' WIDE PUBLIC UTILITY AND 40' WIDE TEMPORARY CONSTRUCTION EASEMENT (FOR THE CALLED 1.6288 ACRE TRACT) IN VOLUME 7070, PAGE 13, OPRBCT, AMENDED IN VOLUME 12716, PAGE 139, OPRBCT, TO RELEASE THE 40' WIDE TEMPORARY CONSTRUCTION EASEMENT, DOES APPLY, AND AN APPROXIMATE LOCATION AFFECTS AS SHOWN.
    - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY PLAT.
  - UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON SURVEY.
  - 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.

**LEGEND**

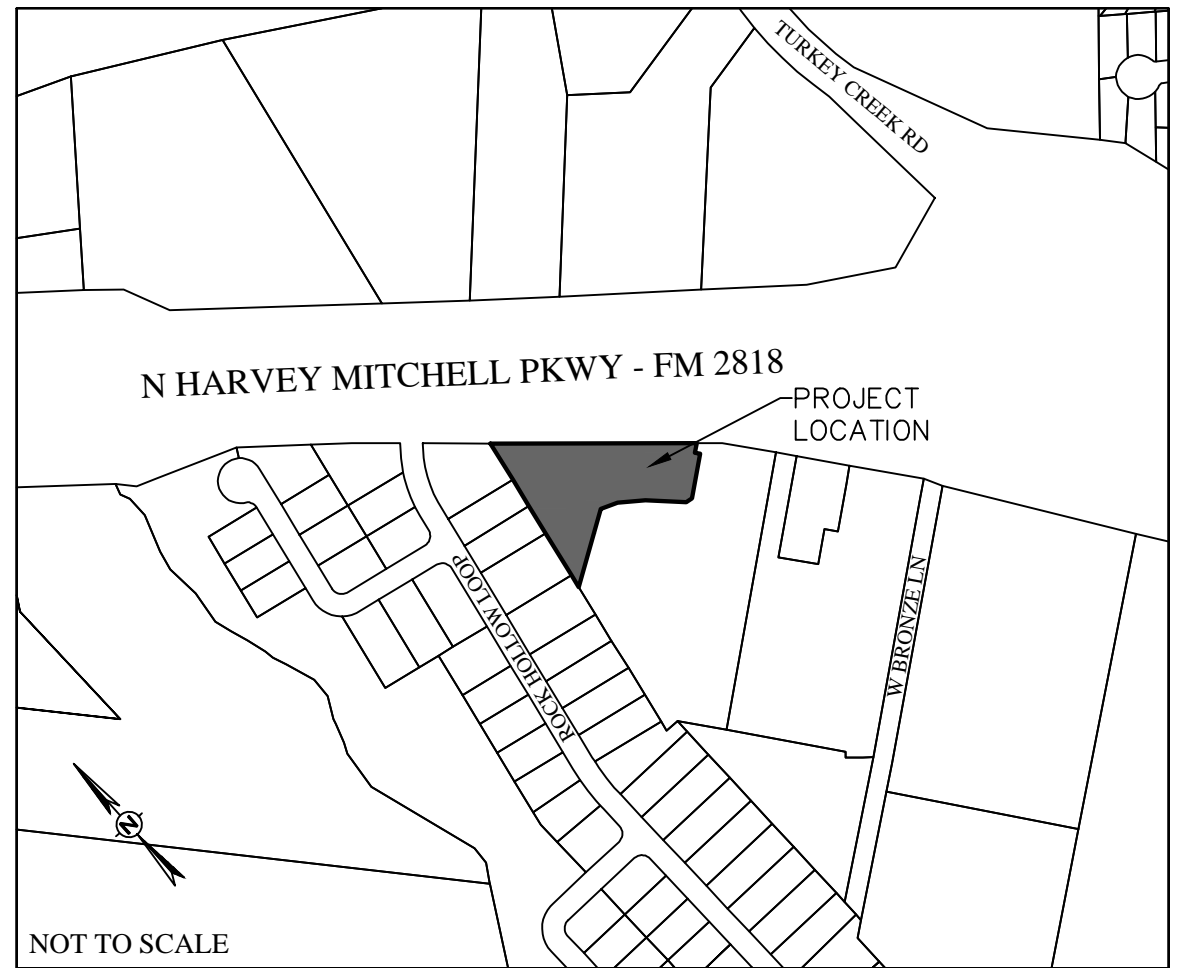


LINE #	LENGTH	DIRECTION
L1	22.09'	N52° 06' 47"E
L2	11.13'	N38° 01' 51"W
L3	101.16'	N52° 42' 38"E
L4	15.29'	S83° 33' 53"E
L5	91.16'	S44° 06' 51"E
L6	62.06'	N53° 28' 33"W
L7	39.95'	S68° 27' 06"E

BENCHMARK INFORMATION	
TBM 1	N: 10217714.41 E: 3539284.13 ELEV: 331.70' 5/8" IRON ROD W/ RED CAP STAMPED 'KERR SURV CONTROL POINT'
TBM 2	N: 10217862.93 E: 3538998.10 ELEV: 322.33' 5/8" IRON ROD W/ RED CAP STAMPED 'KERR SURV CONTROL POINT'
TBM 3	N: 10217967.78 E: 3538916.25 ELEV: 319.72' 5/8" IRON ROD W/ RED CAP STAMPED 'KERR SURV CONTROL POINT'

**ORIGINAL PLAT**  
2092/140 ORBCT & 15716/38 OPRBCT

**VICINITY MAP**



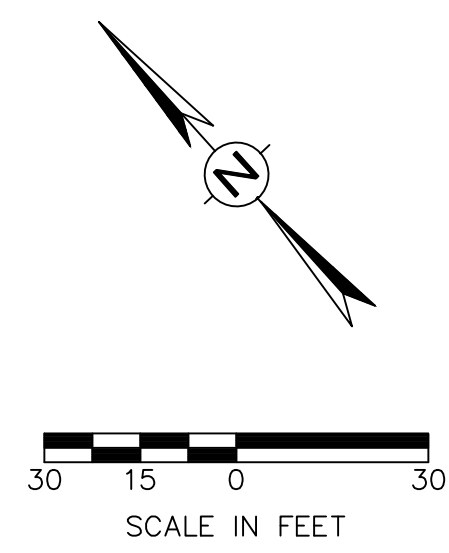
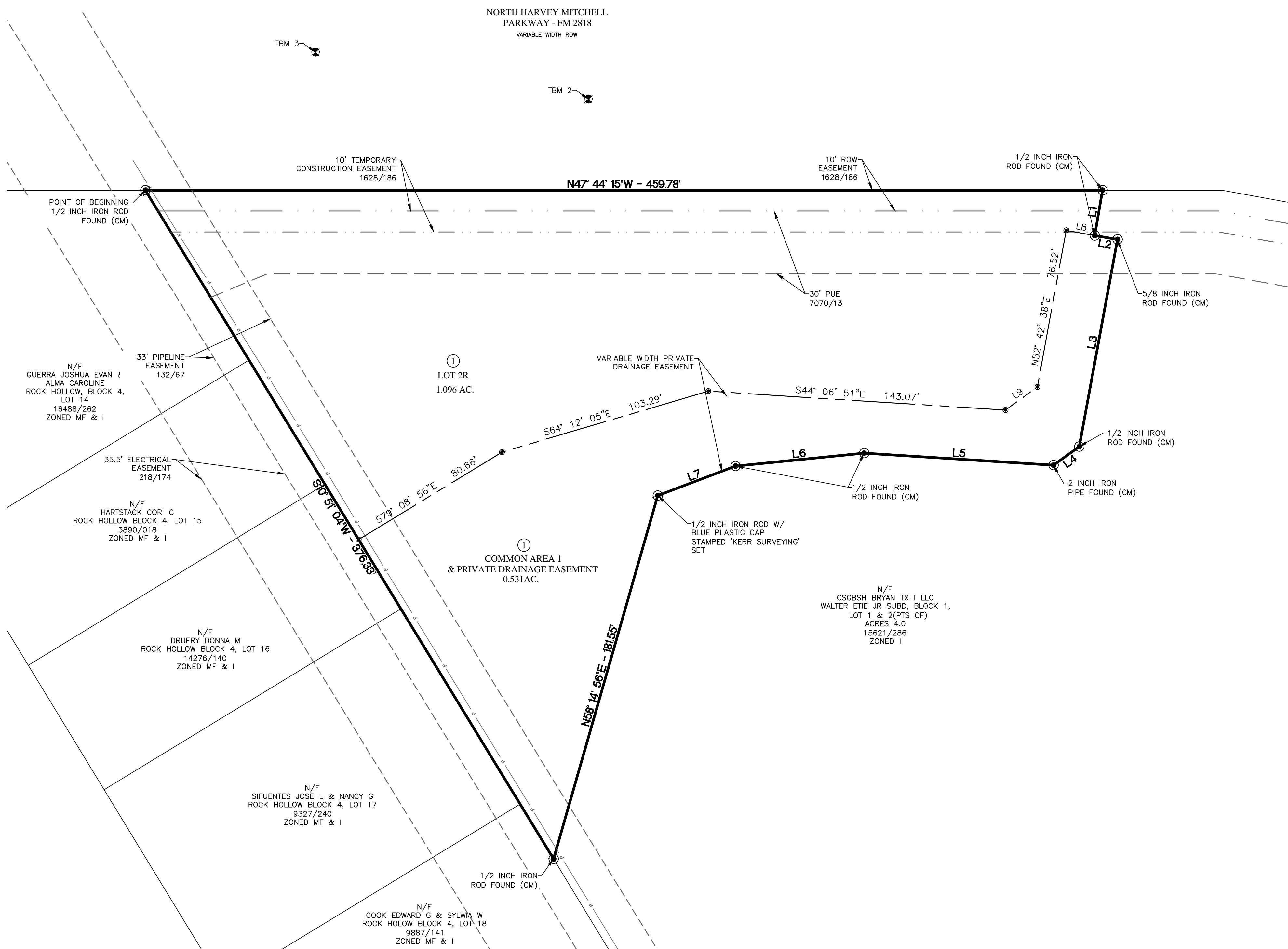
**FINAL PLAT**  
**WALTER A ETIE JR SUBDIVISION**  
 1.627 ACRES  
 BLOCK 1, LOT 2R AND COMMON AREA 1  
 BEING A  
**REPLAT**  
 OF  
 WALTER A ETIE JR SUBDIVISION  
 BLOCK 1, PORTIONS OF LOTS 1 & 2  
 VOL. 15716, PG. 38  
 ZENO PHILLIPS LEAGUE, A-45  
 BRYAN, BRAZOS COUNTY, TEXAS  
 1 LOT  
 SCALE 1" = 30'  
 JULY 2024

**OWNER/DEVELOPER:** GRUBBS OUTDOOR LLC  
 1920 S FM 2818  
 BRYAN, TX 77806  
 (979) 822-1203

**SURVEYOR:** KERR SURVEYING, LLC  
 Kerr Surveying, LLC  
 1718 Briarcrest Dr.  
 Bryan, TX 77802  
 (979) 268-3195  
 TBPELS FIRM # 10018500  
 SURVEYS@KERRSURVEYING.NET

**ENGINEER:** SCHULTZ ENGINEERING, LLC  
 TBPFE FIRM NO. 12327  
 911 SOUTHWEST PKWY E.  
 College Station, Texas 77840  
 (979) 764-3900

**REPLAT**

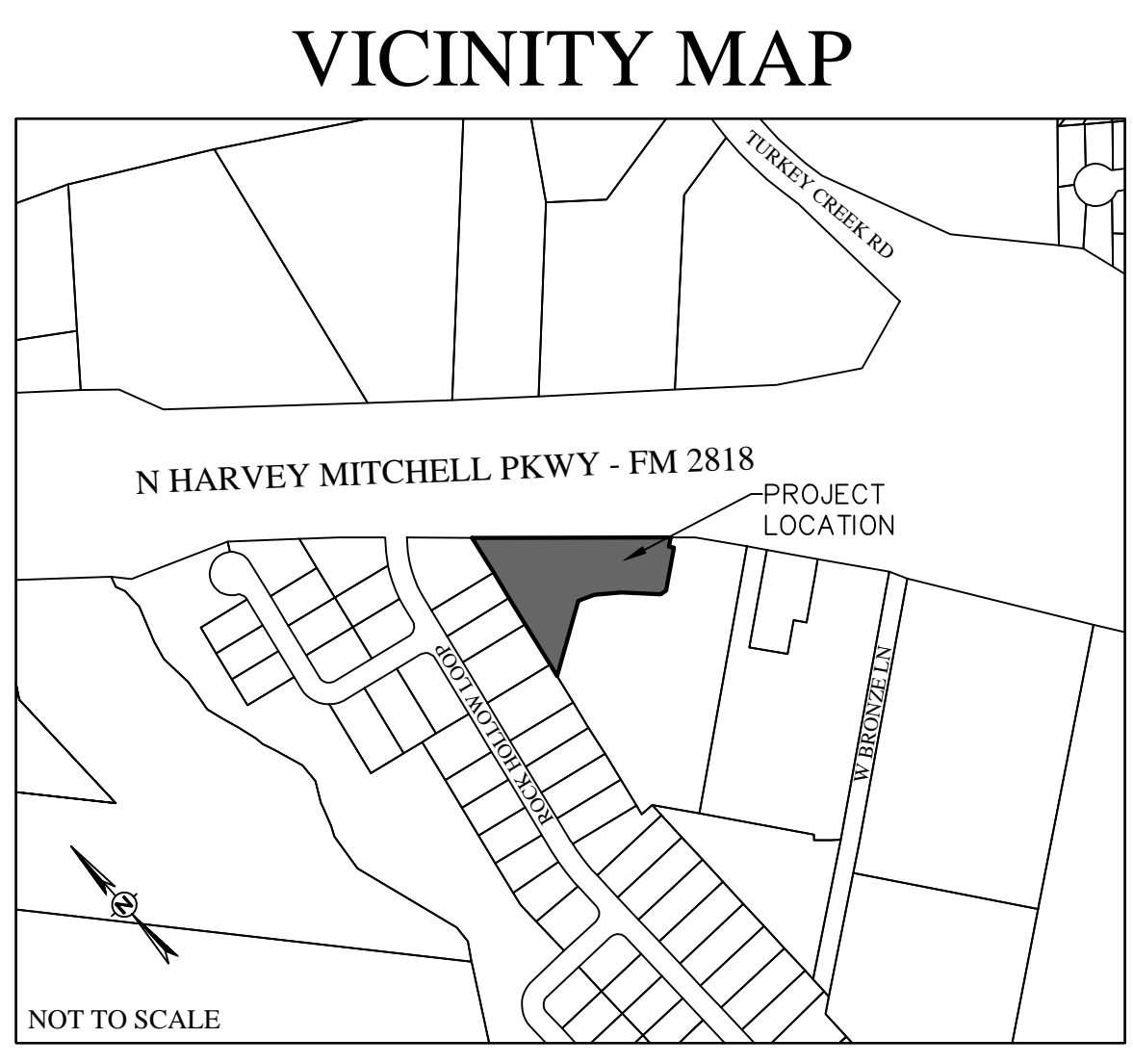


**LEGEND**

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- PHASE LINE
- PUBLIC DRAINAGE EASEMENT (P.D.E.)
- PRIVATE DRAINAGE EASEMENT (P.R.D.E.)
- PUBLIC ACCESS EASEMENT (P.A.E.)
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E.)
- EXISTING PRIVATE DRAINAGE EASEMENT (P.R.D.E.)
- EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- LOT CORNER - 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING"
- ⊗ RIGHT OF WAY CENTERLINE "X" SET IN CONCRETE
- Ⓚ BLOCK LABEL
- Ⓚ CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
- OPRBCCT ORIGINAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- ( ) RECORDING INFORMATION
- RIGHT-OF-WAY

LINE TABLE			BENCHMARK INFORMATION		
LINE #	LENGTH	DIRECTION	TBM 1	N:	E:
L1	22.09'	N52° 06' 47"E	10217714.41	3539284.13	331.70'
L2	11.13'	N38° 01' 51"W	5/8" IRON ROD W/ RED CAP STAMPED "KERR SURV CONTROL POINT"		
L3	101.16'	N52° 42' 38"E	TBM 2	10217862.93	3538998.10
L4	15.29'	S83° 33' 53"E	ELEV: 322.33'		
L5	91.16'	S44° 06' 51"E	5/8" IRON ROD W/ RED CAP STAMPED "KERR SURV CONTROL POINT"		
L6	62.06'	N53° 28' 33"W	TBM 3	10217967.78	3538916.25
L7	39.95'	S68° 27' 06"E	ELEV: 319.72'		
L8	13.87'	S37° 17' 22"E	5/8" IRON ROD W/ RED CAP STAMPED "KERR SURV CONTROL POINT"		
L9	18.90'	S83° 33' 53"E			

**CERTIFICATE OF THE SURVEYOR**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, David Powell Briester, Registered Professional Land Surveyor No. 6537, 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 the property markers and monuments were placed under my supervision on the ground.  
 R.P.L.S. No. 6537



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 I, \_\_\_\_\_, the owner and developer of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume \_\_\_\_\_ Page \_\_\_\_\_ and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.  
 Austin Grubbs, Owner,  
 Grubbs Outdoor LLC  
 STATE OF TEXAS  
 COUNTY OF BRAZOS  
 Before me, the undersigned authority, on this day personally appeared Austin Grubbs, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.  
 Given under my hand and seal on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, Brazos County, Texas

**CERTIFICATE OF COUNTY CLERK**

\_\_\_\_\_  
 County Clerk  
 Brazos County, Texas

**APPROVAL OF PLANNING AND ZONING COMMISSION**  
 I, \_\_\_\_\_, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and same was duly approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by said Commission.  
 \_\_\_\_\_  
 Chair  
 Planning & Zoning Commission  
 Bryan, Texas

**APPROVAL OF THE CITY PLANNER**  
 I, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning and 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

**FINAL PLAT**  
**WALTER A ETIE JR SUBDIVISION**  
 1.627 ACRES  
 BLOCK 1, LOT 2R AND COMMON AREA 1  
 BEING A  
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