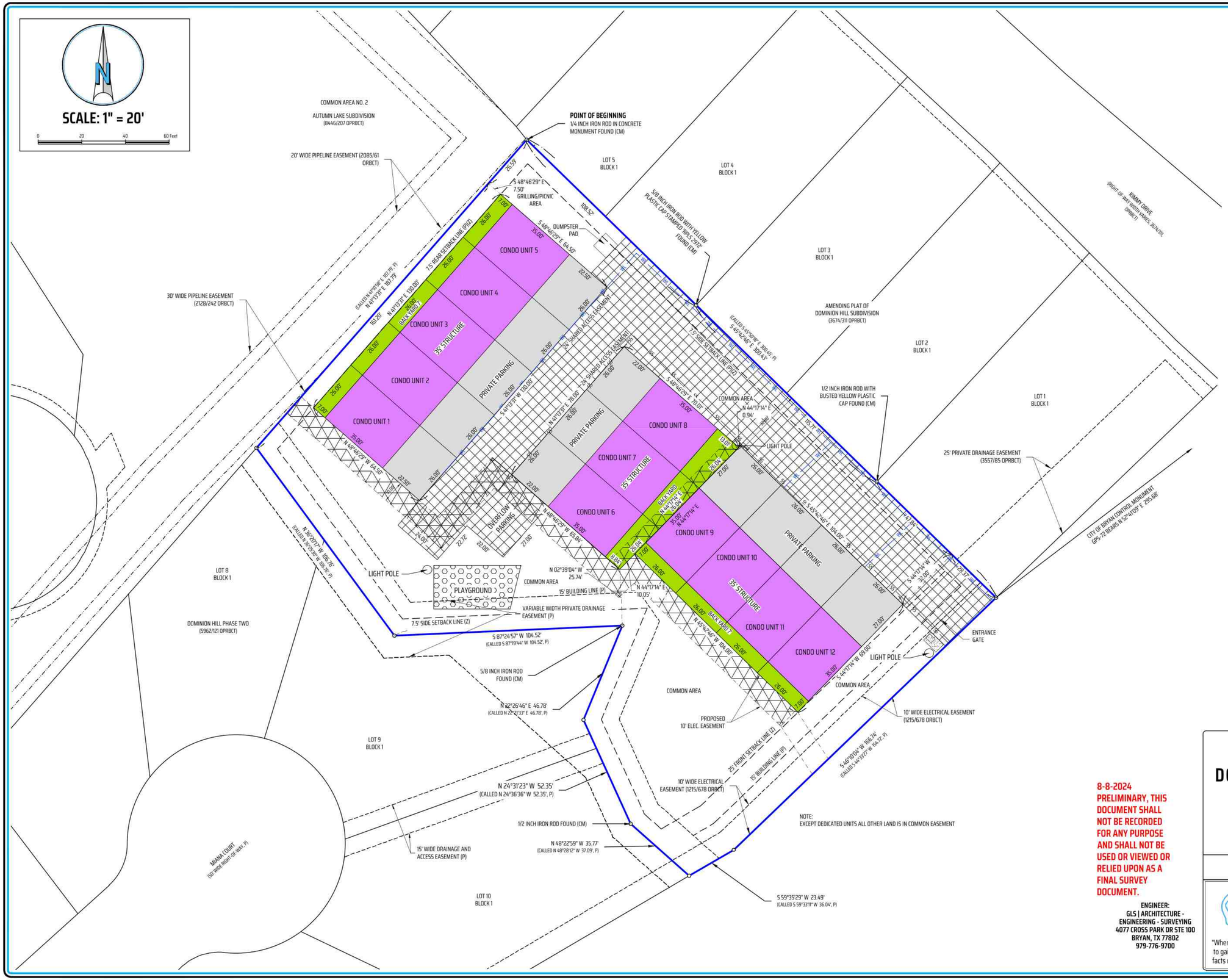

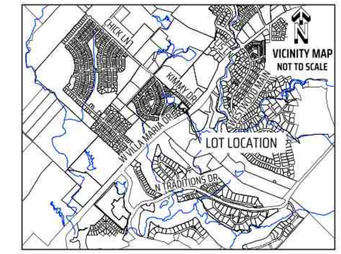

GENERAL NOTES

1. 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).

2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00010573013535 (CALCULATED USING GEOID12B).

3. 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. 48041C0285E, REVISED DATE: 05-16-2012.

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

5. THIS SURVEY EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.

8. 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 THIS SURVEY.

9. THIS LOT IS ZONED MULTI-FAMILY RESIDENTIAL (MF) AT THE TIME OF THIS EXHIBIT.

10. CONDOS AND OTHER IMPROVEMENTS SHOWN HEREON ARE PROPOSED.

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

(P) = PER PLAT, 5962/121 OPRBCT

FL = FLOW LINE ELEVATION

○ = 1/2 INCH IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED

WATER VALVE
FIRE HYDRANT
SANITARY SEWER MANHOLE
STORM SEWER MANHOLE
GRATE INLET
UTILITY POLE
GUY WIRE
PIPE LINE MARKER
AERIAL ELECTRIC LINES
WOOD FENCE
BARBED WIRE FENCE
CONCRETE
APPROXIMATE LOCATION OF 6" SEWER LINE
APPROXIMATE LOCATION OF 8" WATER LINE
APPROXIMATE LOCATION OF 12" WATER LINE
CONCRETE
SHARED ACCESS AND PARKING EASEMENT

8-8-2024
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.

ENGINEER:
GLS | ARCHITECTURE - ENGINEERING - SURVEYING
4077 CROSS PARK DR STE 100
BRYAN, TX 77802
979-776-9700

SURVEY EXHIBIT
OF
DOMINION GARDENS CONDOS
DOMINION HILL PHASE TWO
BLOCK 1, LOT 13

VOLUME 5962, PAGE 121 OPRBCT
THOMAS J. WOOTON LEAGUE SURVEY, ABSTRACT 59
BRYAN, BRAZOS COUNTY, TEXAS

Owner: R. A. Galindo, Inc.
1920 W. Villa Maria, Suite 301, Bryan, TX 77807

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

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 05-17-2024 | PLAT DATE: 08-08-2024
JOB NUMBER: 24-528 | CAD NAME: 24-528-S Condo Exhibit
POINT FILE: 21-677-ALL (cont); 24-528 (job)
DRAWN BY: TJF; WJB 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