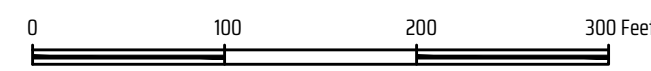


SCALE: 1" = 100'



LEGEND:

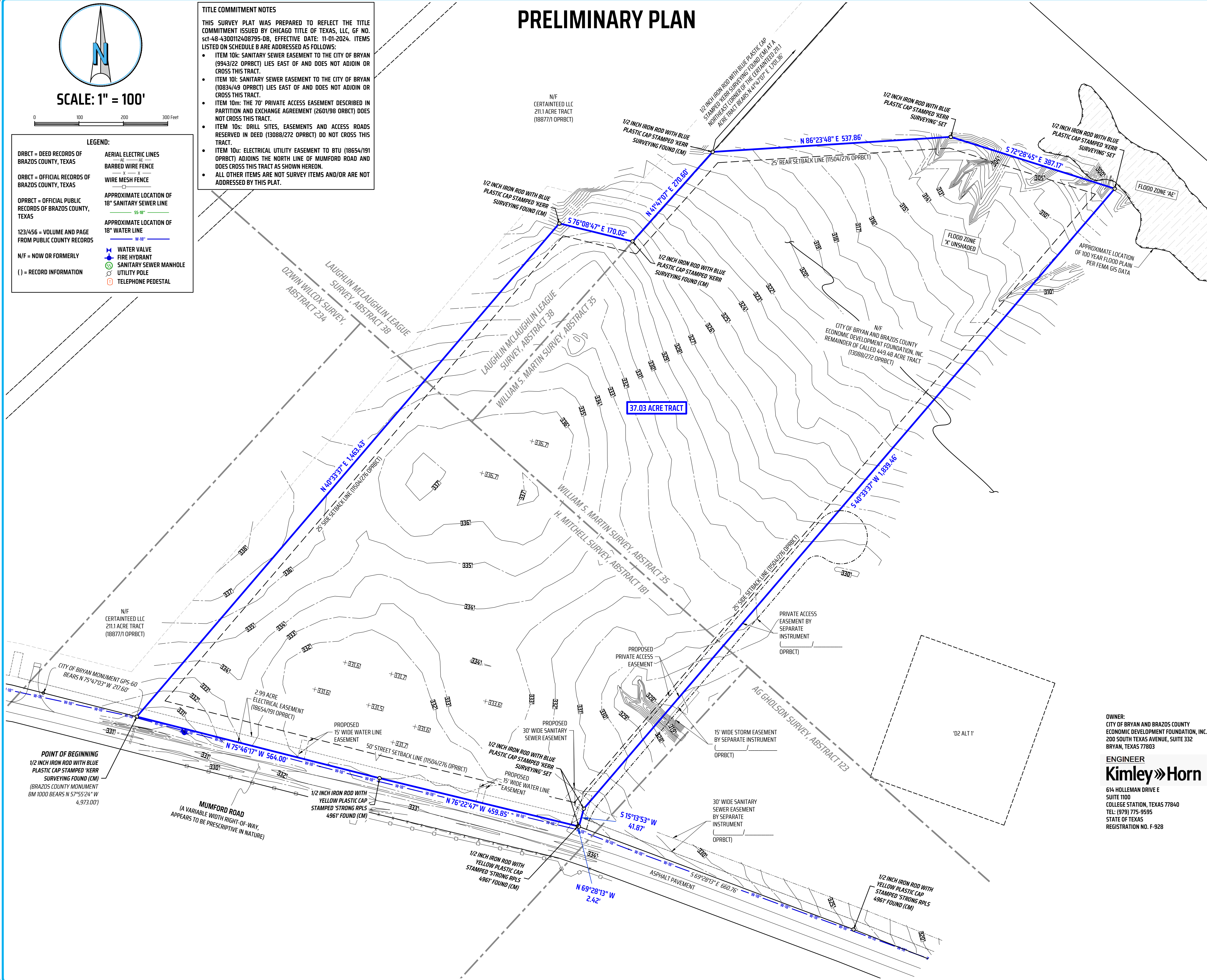
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- ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
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- 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- N/F = NOW OR FORMERLY
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- AERIAL ELECTRIC LINES
- BARBED WIRE FENCE
- WIRE MESH FENCE
- APPROXIMATE LOCATION OF 18" SANITARY SEWER LINE
- APPROXIMATE LOCATION OF 18" WATER LINE
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- UTILITY POLE
- TELEPHONE PEDESTAL

TITLE COMMITMENT NOTES

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE OF TEXAS, LLC, GF NO. scl-48-430012408795-DB, EFFECTIVE DATE: 11-01-2024. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10k: SANITARY SEWER EASEMENT TO THE CITY OF BRYAN (9943/22 OPRBCT) LIES EAST OF AND DOES NOT ADJOIN OR CROSS THIS TRACT.
- ITEM 10i: SANITARY SEWER EASEMENT TO THE CITY OF BRYAN (10834/49 OPRBCT) LIES EAST OF AND DOES NOT ADJOIN OR CROSS THIS TRACT.
- ITEM 10m: THE 70' PRIVATE ACCESS EASEMENT DESCRIBED IN PARTITION AND EXCHANGE AGREEMENT (260/98 OPRBCT) DOES NOT CROSS THIS TRACT.
- ITEM 10s: DRILL SITES, EASEMENTS AND ACCESS ROADS RESERVED IN DEED (13088/272 OPRBCT) DO NOT CROSS THIS TRACT.
- ITEM 10u: ELECTRICAL UTILITY EASEMENT TO BTU (18654/191 OPRBCT) ADJOINS THE NORTH LINE OF MUMFORD ROAD AND DOES CROSS THIS TRACT AS SHOWN HEREON.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

PRELIMINARY PLAN



FIELD NOTES DESCRIPTION OF A 37.03 ACRE TRACT WILLIAM S. MARTIN SURVEY, ABSTRACT 35 LAUGHLIN McLAUGHLIN SURVEY, ABSTRACT 38 N. MITCHELL SURVEY, ABSTRACT 181 BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 37.03 ACRES IN THE WILLIAM S. MARTIN SURVEY, ABSTRACT 35, THE LAUGHLIN McLAUGHLIN SURVEY, ABSTRACT 38 AND THE N. MITCHELL SURVEY, ABSTRACT 181, IN BRAZOS COUNTY, TEXAS, BEING A PORTION OF A CALLED 449.48 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF BRYAN AND BRAZOS COUNTY ECONOMIC DEVELOPMENT FOUNDATION, INC. RECORDED IN VOLUME 13088, PAGE 272 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 37.03 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' found on the north side of Mumford Road (a county maintained public right-of-way) at the southeast corner of a 211.1 acre tract of land described in a deed to Certainfeed LLC recorded in Volume 18877, Page 1 (OPRBCT), from which the Brazos County Monument "BM 1000" bears N 57° 55' 24" W, a distance of 4,973.00 feet and the City of Bryan monument GPS-60 bears N 75° 47' 03" W, a distance of 217.60 feet;

THENCE, with the southeast line of said Certainfeed tract, the following three (3) courses and distances:

- 1) N 40° 33' 37" E, a distance of 1,463.43 feet to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' found;
- 2) S 76° 08' 47" E, a distance of 170.02 feet to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' found in the common line of the Martin and McLaughlin surveys; and
- 3) N 41° 47' 07" E, a distance of 270.60 feet to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set for the northwest corner hereof, from which a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' found at a northeast corner of said Certainfeed tract bears N 41° 47' 07" E, a distance of 1,701.36 feet;

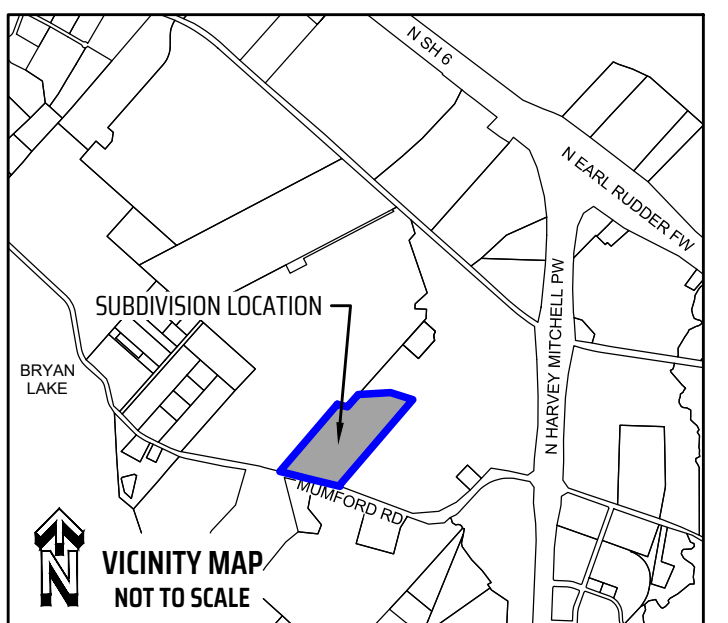
THENCE, leaving said Certainfeed tract and through said remainder of 449.48, the following four (4) courses and distances:

- 1) N 86° 23' 48" E, a distance of 537.86 feet to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set;
- 2) S 72° 28' 45" E, a distance of 387.17 feet to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set for the northeast corner hereof;
- 3) S 40° 33' 37" W, a distance of 1,839.46 feet to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set; and
- 4) S 15° 13' 53" W, a distance of 41.87 feet to a 1/2 inch iron rod with blue plastic cap stamped 'KERR SURVEYING' set in the north line of Mumford Road for the southeast corner hereof, from which a 1/2 inch iron rod with yellow plastic cap stamped 'STRONG RPLS 4961' found in the north right-of-way line of Mumford Road bears S 69° 28' 13" E, a distance of 660.76 feet;

THENCE, with the north right-of-way line of Mumford Road, the following three (3) courses and distances:

- 1) N 69° 28' 13" W, a distance of 2.42 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'STRONG RPLS 4961' found at an angle point in said right-of-way;
- 2) N 76° 22' 47" W, a distance of 459.85 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'STRONG RPLS 4961' found at an angle point in said right-of-way; and
- 3) N 75° 46' 17" W, a distance of 564.00 feet to the **POINT OF BEGINNING** hereof and containing 37.03 acres, more or less. Surveyed on the ground October 2024 under my supervision.

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.



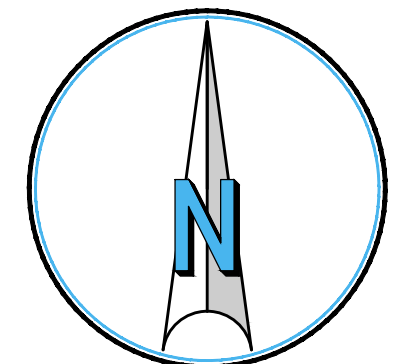
OWNER:
CITY OF BRYAN AND BRAZOS COUNTY ECONOMIC DEVELOPMENT FOUNDATION, INC.
200 SOUTH TEXAS AVENUE, SUITE 332
BRYAN, TEXAS 77803

ENGINEER
Kimley»Horn
614 HOLLEMAN DRIVE E
SUITE 1100
COLLEGE STATION, TEXAS 77840
TEL: (979) 775-9595
STATE OF TEXAS
REGISTRATION NO. F-928

FINAL PLAT
OF
MUMFORD SUBDIVISION
37.03 ACRES
OUT OF A CALLED 449.48 ACRE TRACT
VOLUME 13088, PAGE 272, OPRBCT
WILLIAM S. MARTIN SURVEY, ABSTRACT 35
LAUGHLIN McLAUGHLIN SURVEY, ABSTRACT 38
N. MITCHELL SURVEY, ABSTRACT 181
BRAZOS COUNTY, TEXAS
1 LOT
BLOCK 1, LOT 1

SCALE: 1 INCH = 100 FEET
SURVEY DATE: 12-04-2024 | PLAT DATE: 12-06-2024
JOB NUMBER: 24-1186 | CAD NAME: 24-1186-5 PP-PP
POINT FILE: TTP (cont); 24-1186-ALL (job)
DRAWN BY: TTF; 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

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



SCALE: 1" = 100'



LEGEND:

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- ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
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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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING A PORTION OF THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 13088, PAGE 272, 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.

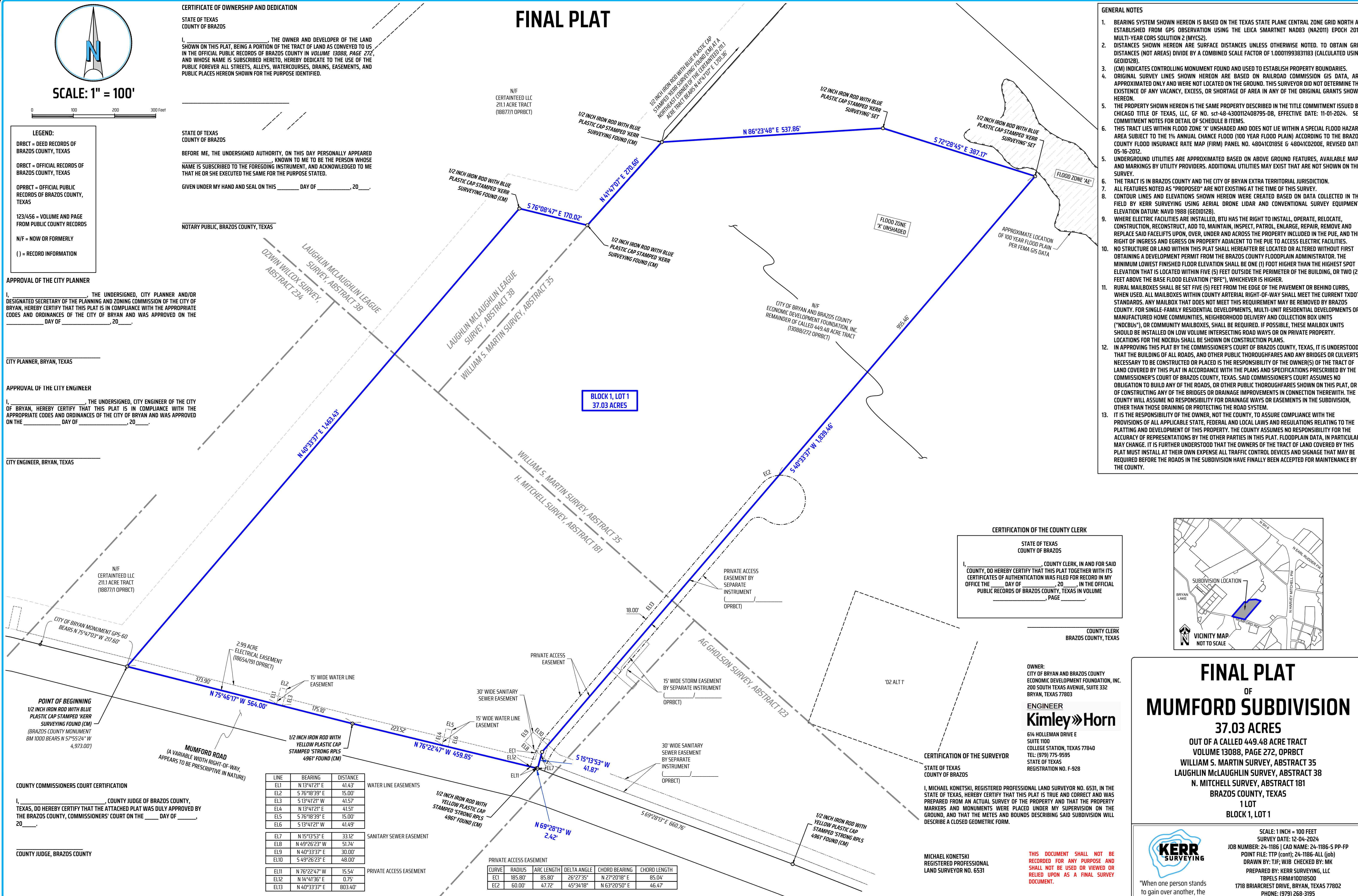
STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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

FINAL PLAT



BLOCK 1, LOT 1
37.03 ACRES

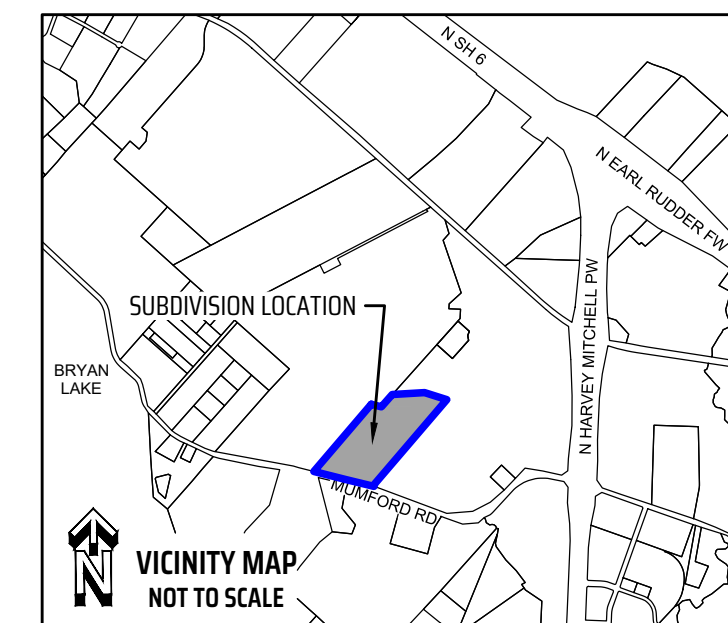
GENERAL NOTES

- 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 CORRS 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 1.0001993831183 (CALCULATED USING GEOID12B).
- (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES. ORIGINAL SURVEY LINES SHOWN HEREON ARE BASED ON RAILROAD COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.
- THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE OF TEXAS, LLC, GF NO. sc1-48-430012408795-08, EFFECTIVE DATE: 11-01-2024. SEE COMMITMENT NOTES FOR DETAIL OF SCHEDULE B ITEMS.
- 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. 48041C0185E & 48041C0200E, REVISED DATE: 05-16-2012.
- 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.
- THE TRACT IS IN BRAZOS COUNTY AND THE CITY OF BRYAN EXTRA TERRITORIAL JURISDICTION.
- ALL FEATURES NOTED AS "PROPOSED" ARE NOT EXISTING AT THE TIME OF THIS SURVEY.
- CONTOUR LINES AND ELEVATIONS SHOWN HEREON WERE CREATED BASED ON DATA COLLECTED IN THE FIELD BY KERR SURVEYING USING AERIAL DRONE LIDAR AND CONVENTIONAL SURVEY EQUIPMENT. ELEVATION DATUM: NAVD 1988 (GEOID12B).
- WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCTION, 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. NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE BRAZOS COUNTY FLOODPLAIN ADMINISTRATOR. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE (1) FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE (5) FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION ("BFE"), WHICHEVER IS HIGHER.
- RURAL MAILBOXES SHALL BE SET FIVE (5) FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY BRAZOS COUNTY. FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS, MULTI-UNIT RESIDENTIAL DEVELOPMENTS OR MANUFACTURED HOME COMMUNITIES, NEIGHBORHOOD DELIVERY AND COLLECTION BOX UNITS ("NDCBUS"), OR COMMUNITY MAILBOXES, SHALL BE REQUIRED. IF POSSIBLE, THESE MAILBOX UNITS SHOULD BE INSTALLED ON LOW VOLUME INTERSECTING ROAD WAYS OR ON PRIVATE PROPERTY. LOCATIONS FOR THE NDCBUS SHALL BE SHOWN ON CONSTRUCTION PLANS.
- IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
- IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY THE OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

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



OWNER:
CITY OF BRYAN AND BRAZOS COUNTY
ECONOMIC DEVELOPMENT FOUNDATION, INC.
200 SOUTH TEXAS AVENUE, SUITE 332
BRYAN, TEXAS 77803

ENGINEER
Kimley»Horn
614 HOLLEMAN DRIVE E
SUITE 1100
COLLEGE STATION, TEXAS 77840
TEL: (979) 775-9595
STATE OF TEXAS
REGISTRATION NO. F-928

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 THE 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
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6531

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

COUNTY COMMISSIONERS COURT CERTIFICATION

I, _____, COUNTY JUDGE OF BRAZOS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY APPROVED BY THE BRAZOS COUNTY COMMISSIONERS' COURT ON THE _____ DAY OF _____, 20____.

COUNTY JUDGE, BRAZOS COUNTY

LINE	BEARING	DISTANCE	WATER LINE EASEMENTS
EL1	N 13°41'21" E	41.43'	
EL2	S 76°18'39" E	15.00'	
EL3	S 13°41'21" W	41.57'	
EL4	N 13°41'21" E	41.51'	
EL5	S 76°18'39" E	15.00'	
EL6	S 13°41'21" W	41.49'	
EL7	N 15°13'53" E	33.12'	SANITARY SEWER EASEMENT
EL8	N 49°26'23" W	51.74'	
EL9	N 40°33'37" E	30.00'	
EL10	S 49°26'23" E	48.00'	
EL11	N 76°22'47" W	15.54'	PRIVATE ACCESS EASEMENT
EL12	N 14°41'36" E	0.75'	
EL13	N 40°33'37" E	803.40'	

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
EC1	185.80'	85.80'	26°27'35"	N 27°20'18" E	85.04'
EC2	60.00'	47.72'	45°34'18"	N 63°20'50" E	46.47'

FINAL PLAT
OF
MUMFORD SUBDIVISION
37.03 ACRES
OUT OF A CALLED 449.48 ACRE TRACT
VOLUME 13088, PAGE 272, OPRBCT
WILLIAM S. MARTIN SURVEY, ABSTRACT 35
LAUGHLIN McLAUGHLIN SURVEY, ABSTRACT 38
N. MITCHELL SURVEY, ABSTRACT 181
BRAZOS COUNTY, TEXAS
1 LOT
BLOCK 1, LOT 1

SCALE: 1 INCH = 100 FEET
SURVEY DATE: 12-04-2024
JOB NUMBER: 24-1186 | CAD NAME: 24-1186-S PP-PP
POINT FILE: T1P (cont); 24-1186-ALL (job)
DRAWN BY: T1F; W1B 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

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