



GENERAL NOTES

1. THE PURPOSE OF THIS REPLAT IS TO CHANGE LOT LINES FOR THESE TWO RESIDENTIAL LOTS TO MAKE TWO REPLATTED RESIDENTIAL LOTS.
2. 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 CORRS SOLUTION 2 (MVC52).
3. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00010659219978 (CALCULATED USING GEOID12B).
4. A PORTION OF THIS TRACT LIES WITHIN FLOOD ZONE 'A' AND FLOOD ZONE 'X' UNSHADED AND DOES LIE PARTIALLY 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, REVISED DATE: 05-12-2012.
5. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
6. CONTOUR LINES AND ELEVATIONS SHOWN HEREON WERE CREATED BASED ON DATA COLLECTED IN THE FIELD BY KERR SURVEYING USING CONVENTIONAL SURVEY EQUIPMENT. ELEVATION DATUM: NAVD 1988 (GEOID12B).
7. 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.
8. THIS TRACT IS ZONED RESIDENTIAL 5000 (RD-5).
9. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
10. UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, CITY DATA, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.
11. THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY UNIVERSITY TITLE COMPANY, CF NO. 2503198CS, EFFECTIVE DATE: 02-05-2025. NO EXCEPTIONS WERE REPORTED SO NO SURVEY RELATED ITEMS ARE SHOWN.
12. ESTIMATED BASE FLOOD ELEVATION FROM FEMA GIS BFE ESTIMATOR.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, GLORIA E. LOPEZ, THE OWNER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 16229, PAGE 43, 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.

GLORIA E. LOPEZ

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GLORIA E. LOPEZ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE 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
0.318 ACRE TRACT
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.318 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 1 AND LOT 2, BLOCK 8, BEASON ADDITION RECORDED IN VOLUME 128, PAGE 178 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID 0.318 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found on the northwest line of W. Duncan Street (50 foot wide right-of-way as depicted on the plat of Beason Addition filed in Volume 38, Page 628, DRBCT) marking the east corner of a tract being parts of Lots 3 and 4, Block 8 and the south corner of said Lot 2; for reference a 1/2 inch iron rod found marking the south corner of said parts of Lots 3 and 4 bears S 40° 55' 15" W a distance of 109.02 feet;

THENCE, with the northeast lines of parts of Lots 3 and 4 and with the southwest lines of said Lot 2, Block 8, N 46° 42' 39" W a distance of 125.03 feet to a 1/2 inch iron rod set (all 1/2 inch iron rods set with blue plastic caps stamped "KERR SURVEYING") on the southeast line of Lot 5, Block 8 marking the north corner of said Lot 3 and the west corner of said Lot 2, from which a 5/8 inch iron rod found with yellow plastic cap stamped "RPLS 2972" bears S 82° 59' 05" W a distance of 3.06 feet; for reference a 1/2 inch iron rod found bears S 40° 55' 15" W a distance of 109.02 feet;

THENCE, with the southeast lines of Lots 5 and 16, and with the northwest lines of said Lots 1 and 2, N 40° 55' 15" E a distance of 122.01 feet to a 1/2 inch iron rod set on the southwest right-of-way of Beason Street (50 foot wide right-of-way, 128/178 DRBCT) marking the east corner of said Lot 16 and the north corner of said Lot 1;

THENCE, with said southwest right-of-way and the northeast line of said Lot 1, S 36° 48' 28" E a distance of 127.85 feet to a 1/2 inch iron rod set marking the east corner of said Lot 1 and the intersection of the southwest right-of-way of Beason Street with the northwest right-of-way of W. Duncan Street; for reference the City of Bryan monument GPS-107 bears S 81° 59' 42" E a distance of 2,777.80 feet;

THENCE, with said northwest right-of-way of W. Duncan Street and the southeast lines of said Lots 1 and 2, S 40° 55' 15" W a distance of 100.00 feet to the POINT OF BEGINNING hereof and containing 0.318 acres, more or less.

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.

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
BEASON ADDITION
LOT 1R AND LOT 2R, BLOCK 8
BEING A REPLAT OF 0.318 ACRE
BEING LOTS 1 AND 2, BLOCK 8
VOLUME 128, PAGE 178, DRBCT
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS

OWNER: GLORIA E. LOPEZ | 400 W. DUNCAN ST. BRYAN, TX 77801

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 11-01-2024 | PLAT DATE: 03-12-2025
JOB #: 24-1273 | CAD NAME: 24-1273-5 RP 400WduncanST
POINT FILE: C-CLUB-GRID (cont); 24-1273 (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"