

FIELD NOTES DESCRIPTION

OF AN  
8.581 ACRE TRACT  
STEPHEN F. AUSTIN LEAGUE NO. 10 SURVEY, ABSTRACT 63  
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 8.581 ACRES IN THE STEPHEN F. AUSTIN LEAGUE NO. 10 SURVEY, ABSTRACT 63, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 8.574 ACRE TRACT OF LAND DESCRIBED IN A DEED TO LOVETT HOLDINGS, LLC RECORDED IN VOLUME 15736, PAGE 63 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 8.581 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE SOUTHWEST LINE OF THE N. EARL RUDDER FREEWAY – STATE HIGHWAY 6 (A VARIABLE WIDTH RIGHT-OF-WAY, 275/727 DRBCT AND MULTIPLE OTHER DEEDS TO THE STATE OF TEXAS) AT THE NORTH CORNER OF SAID 8.574 ACRE TRACT, SAME BEING AN EAST CORNER OF A CITY OF BRYAN CEMETERY TRACT, FROM WHICH A TXDOT TYPE I CONCRETE RIGHT-OF-WAY MARKER FOUND BEARS N 49° 56' 44" W, A DISTANCE OF 1,947.90 FEET AND THE CITY OF BRYAN MONUMENT GPS-16 BEARS N 61° 30' 11" E, A DISTANCE OF 5,053.62 FEET;

THENCE, WITH THE SOUTHWEST LINE OF THE N. EARL RUDDER FREEWAY, SAME BEING THE NORTHEAST LINE OF SAID 8.574 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) S 49° 56' 44" E, A DISTANCE OF 54.59 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND FOR AN ANGLE POINT IN SAID LINE, FROM WHICH A TXDOT TYPE I CONCRETE RIGHT-OF-WAY MARKER FOUND BEARS S 49° 56' 44" E, A DISTANCE OF 1.17 FEET;
- 2) S 38° 45' 22" E, A DISTANCE OF 389.95 FEET TO A TXDOT TYPE I CONCRETE RIGHT-OF-WAY MARKER FOUND FOR AN ANGLE POINT IN SAID LINE;
- 3) S 31° 23' 00" E, A DISTANCE OF 1,028.17 FEET TO A TXDOT TYPE I CONCRETE RIGHT-OF-WAY MARKER FOUND FOR AN ANGLE POINT IN SAID LINE, FROM WHICH A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND BEARS N 75° 07' 58" W, A DISTANCE OF 0.49 FEET;
- 4) S 47° 30' 43" E, A DISTANCE OF 115.64 FEET TO A POINT FOR CORNER FROM WHICH A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND BEARS N 85° 07' 10" W, A DISTANCE OF 0.42 FEET; AND
- 5) S 16° 11' 46" W, A DISTANCE OF 60.18 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND AT THE EAST CORNER OF BLOCK 'B' OF THE FIRST INSTALLMENT OF EAST PARK ADDITION FILED IN VOLUME 273, PAGE 329 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT), THE SOUTH CORNER OF SAID 8.574 ACRE TRACT AND THE SOUTH CORNER HEREOF;

THENCE, WITH THE NORTHEAST LINE OF SAID FIRST INSTALLMENT OF EAST PARK ADDITION, SAME BEING THE SOUTHWEST LINE OF SAID 8.574 ACRE TRACT, N 48° 03' 26" W, FOR A DISTANCE OF 1,554.33 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE SOUTHEAST LINE OF SAID CEMETERY TRACT, AT THE NORTH CORNER OF LOT 4, BLOCK 10 OF SAID EAST PARK ADDITION, THE WEST CORNER OF SAID 8.574 ACRE TRACT AND THE WEST CORNER HEREOF, FROM WHICH A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'KERR 4502' FOUND AT THE SOUTH CORNER OF SAID CEMETERY TRACT AND THE WEST CORNER OF SAID LOT 4 BEARS S 40° 18' 19" W, A DISTANCE OF 61.20 FEET;

THENCE, WITH THE COMMON LINE OF SAID 8.574 ACRE TRACT AND SAID CEMETERY TRACT, N 40° 18' 19" E, FOR A DISTANCE OF 411.70 FEET TO THE POINT OF BEGINNING HEREOF AND CONTAINING 8.581 ACRES, MORE OR LESS.

MINIMUM SLAB ELEVATIONS FOR WASTEWATER SERVICE

LOT	MSE (FT)
1	332.8
2	328.2
3	317.6
4	311.5
5	311.5
6	309.1

PROPOSED MINIMUM SLAB ELEVATIONS (MSE) SHOWN ARE BASED ON CITY OF BRYAN REQUIREMENTS FOR WASTEWATER SERVICE AND ARE SUBJECT TO VERIFICATION AT THE TIME OF SITE DEVELOPMENT.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	54.59'	S 49° 56' 44" E
L2	115.64'	S 47° 30' 43" E
L3	60.18'	S 16° 11' 46" W
L4	78.92'	S 29° 08' 04" W
L5	21.09'	S 49° 24' 04" W
L6	23.50'	S 30° 12' 04" W
L7	50.62'	S 41° 56' 34" W
L8	126.04'	S 56° 59' 00" E
L9	45.16'	S 9° 27' 12" E
L10	90.48'	N 43° 25' 09" E

FINAL PLAT

OF

CEDAR BREAKS

LOTS 1-6, BLOCK 1  
8.581 ACRES

BEING A FINAL PLAT OF ALL OF A CALLED 8.574 ACRES IN  
VOLUME 15736, PAGE 63 OPRBCT  
STEPHEN F. AUSTIN LEAGUE NO. 10 SURVEY, ABSTRACT 63  
BRYAN, BRAZOS COUNTY, TEXAS

JUNE 2025

OWNER/DEVELOPER

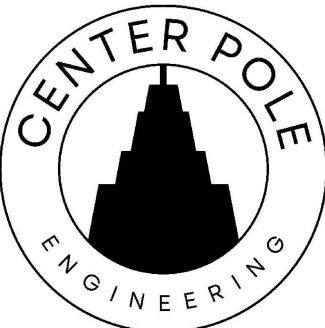
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PROJECT 25-0342



PRELIMINARY PLAN  
FOR REVIEW  
PURPOSES ONLY



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

WE, LOVETT HOLDINGS, LLC, THE OWNERS AND DEVELOPERS OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 15736, PAGE 63, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS-OF-WAY, EASEMENTS, AND OTHER PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

STEVE LOVETT, MANAGER

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, \_\_\_\_\_ 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 ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, MICHAEL KONETSKI, REGISTERED PUBLIC 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

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

APPROVAL OF THE 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 AND ZONING COMMISSION, BRYAN, TEXAS

CERTIFICATE 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 RECORDS OF BRAZOS COUNTY IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

GENERAL NOTES

1. 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).
2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.000115697587 (CALCULATED USING GEOID12B).
3. (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
4. 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).
5. PIPELINE EASEMENT TO HUMBLE PIPE LINE (48/563 DRBCT) DOES AFFECT TO THIS TRACT, ALTHOUGH THE PIPELINE COVERED BY THIS EASEMENT DOES NOT CROSS THIS TRACT.
6. EASEMENT TO LONE STAR GAS (102/62 DRBCT) DOES AFFECT THIS TRACT AS PARTIALLY RELEASED (605/523 ORBCT) AND SHOWN HEREON.
7. THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.
8. ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) 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.
9. 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.
10. 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.
11. THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED 'AE' AND DOES PARTIALLY 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. 48041C0205F, REVISED DATE: 04-02-2014.
12. 1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" AT ALL LOT CORNERS.
13. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
14. THIS PROPERTY IS ZONED COMMERCIAL (C-3).
15. A LOT DEPTH VARIANCE FOR LOT 6 WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON \_\_\_\_/\_\_\_\_/2025 (CASE NO. PV25-15).
16. LOT 6 IS NOT INTENDED FOR IMMEDIATE DEVELOPMENT. FUTURE DEVELOPMENT OF THIS LOT MAY OCCUR IN COORDINATION WITH ADJACENT PROPERTIES, SUBJECT TO CITY OF BRYAN REQUIREMENTS.
17. STORMWATER DETENTION WILL BE REQUIRED FOR EACH LOT. A DRAINAGE REPORT AND STORMWATER DETENTION FACILITY DESIGN MUST BE SUBMITTED FOR CITY OF BRYAN APPROVAL WITH EACH SITE PLAN SUBMITTAL.

LEGEND

	EXISTING GRAVEL
	EXISTING CONCRETE
	PROPERTY BOUNDARY
	PROPOSED LOT LINE
	NEIGHBORING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING SEWER MANHOLE
	EXISTING SEWER CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	PIPE LINE MARKER
	EXISTING POWER POLE
	EXISTING ELECTRIC BOX
	EXISTING TELEPHONE PEDESTAL
	EXISTING OVERHEAD ELECTRIC
	EXISTING WATER LINE (SIZE NOTED)
	EXISTING SANITARY SEWER LINE (SIZE NOTED)
	EXISTING GUARDRAIL
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
DRBCT	DEED 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

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