



LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	52.65'	S 62° 39' 06"	E
L2	55.13'	S 62° 39' 06"	E
L3	29.55'	N 1° 08' 35"	E
L4	63.69'	N 48° 39' 47"	W
L5	32.00'	N 48° 39' 47"	W
L6	32.00'	N 48° 39' 47"	W
L7	54.95'	N 48° 39' 47"	W
L8	54.94'	N 48° 39' 47"	W
L9	32.00'	N 48° 39' 47"	W
L10	32.00'	N 48° 39' 47"	W
L11	54.85'	N 48° 39' 47"	W
L12	54.99'	N 48° 39' 47"	W
L13	32.00'	N 48° 39' 47"	W
L14	32.00'	N 48° 39' 47"	W
L15	54.84'	N 48° 39' 47"	W
L16	54.94'	N 48° 39' 47"	W
L17	32.00'	N 48° 39' 47"	W
L18	32.00'	N 48° 39' 47"	W
L19	54.89'	N 48° 39' 47"	W
L20	54.92'	N 48° 39' 47"	W
L21	54.88'	N 48° 39' 47"	W
L22	32.00'	N 48° 39' 47"	W
L23	32.00'	N 48° 39' 47"	W
L24	54.92'	N 48° 39' 47"	W
L25	54.86'	N 48° 39' 47"	W
L26	32.00'	N 48° 39' 47"	W
L27	32.00'	N 48° 39' 47"	W
L28	55.03'	N 48° 39' 47"	W
L29	54.81'	N 48° 39' 47"	W
L30	32.00'	N 48° 39' 47"	W
L31	32.00'	N 48° 39' 47"	W
L32	54.94'	N 48° 39' 47"	W
L33	54.95'	N 48° 39' 47"	W
L34	32.00'	N 48° 39' 47"	W
L35	32.00'	N 48° 39' 47"	W
L36	56.62'	N 48° 39' 47"	W

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 SurveyNet NAD83 (NA2011) EPOCH 2010 multi-year COESA Solution 2 (MYCS2).
2. Distances shown hereon are surface distances in US survey feet and decimals unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00010881 (calculated using GEOID12B).
3. No portion of this tract lies within a designated 100-YR floodplain according to the FIRM Maps, Panel No. 48041C0195E revised date: May 16, 2012.
4. 1/2" iron rods with blue plastic cap stamped "KERR SURVEYING" will be set at all angle points and lot corners unless otherwise stated.
5. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
6. All properties shall have residential fire sprinkler systems installed, in order to achieve Certificate of Occupancy.
7. All utilities shown are approximate location.
8. This property is zoned Multi-Family (MF).
9. The property proposed use is four-plexes and tri-plexes.
10. Distances shown along curves are chord lengths.
11. A Homeowner's Association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair, and maintenance of all common areas, private drainage easements, private landscape easements, and private stormwater detention facilities, which are part of the subdivision. This City of Bryan shall not be responsible for any operation, repair or maintenance of these areas.
12. Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, repair, 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.
13. Reduced front setbacks for all lots was approved via Planning Variance case no. PV24-06 by Bryan Planning and Zoning Commission on May 24, 2024.
14. The purpose of this amending plat is to correct common area labels.

This plat was prepared to reflect the title report issued by University Title Company, GF No. 2305006CS, dated: 10-26-2023. Exceptions are addressed as follows:

- 60' wide City of Bryan electrical transmission line easement (187/359 DBRCT) does appear to cross this tract. This easement is described as 30' on each side of a transmission line as installed, but no evidence of an existing transmission line was found in the easement area.
- 60' wide City of Bryan electrical transmission line easement (187/357 DBRCT) does not cross this tract.
- 60' wide City of Bryan electrical transmission line easement (211/431 DBRCT) does cross this tract as shown. This easement is described as 30' on each side of the transmission line as installed.
- 30' wide Lone Star gas pipeline easement (330/756 DBRCT) approximate location not shown hereon does not appear to cross this tract. No evidence of an existing pipeline was found in the easement area.
- 20' wide sanitary sewer easement to the City of Bryan (936/727 DBRCT) does not cross this tract.
- 10' wide City of Bryan pipeline easement (1487/263 DBRCT) does not cross this tract.
- 33' wide Sinclair refining pipeline easement (132/67 DBRCT) does cross this tract as shown hereon.
- 100' wide Brazos Electric Power Coop. Inc. transmission line easement (277/851 DBRCT) does not cross this tract.
- Called 1.183 acre easement to the Texas A&M University System (552/51 DBRCT) does cross this tract as shown hereon.
- 3' wide easement to Vanguard Pipeline Corp. (602/502 DBRCT) does cross this tract as shown.
- All other items are not survey items and/or are not addressed by this plat.

Surveyor:
Kerr Surveying, LLC
1718 Briarcrest Dr.
Bryan, TX 77802
979-268-3195
TBPELS #10018500
Proj # 24-036

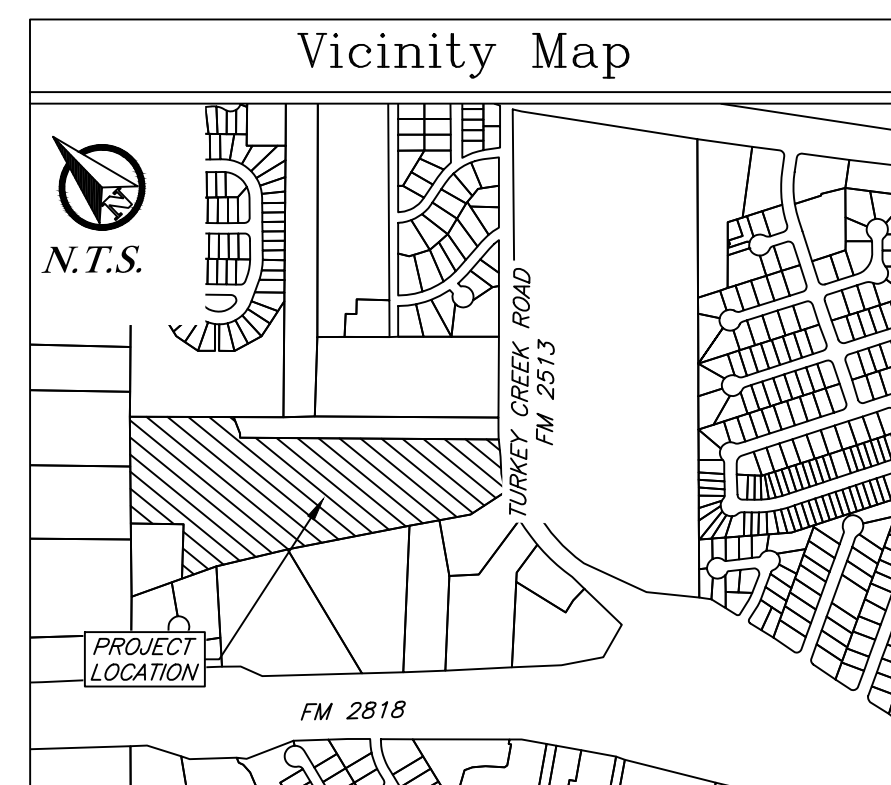
City Engineer, Bryan, Texas

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	205.35'	858.69'	13° 42' 06"	S 32° 26' 40" W	204.86'	103.16'
C2	30.52'	125.00'	13° 59' 19"	S 55° 39' 27" E	30.44'	15.34'
C3	18.31'	75.00'	13° 59' 19"	S 55° 39' 27" E	18.27'	9.20'

CERTIFICATE OF THE COUNTY CLERK

Annotations:

ROW-	Right-of-Way
HMAC-	Hot mix Asphaltic concrete
DBRCT-	Deed Records of Brazos County, Texas
ORBCT-	Official Records of Brazos County, Texas
OPRBCT-	Official Public Records of Brazos County, Texas
(I)-	Record information
(CM)-	Controlling Monument used to establish property boundaries
PUE-	Public Utility Easement
PAE-	Public Access Easement
TYP-	Typical
N/F-	Now or Formerly




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 (NAD2011) EPOCH 2010 multi-year CORS Solution 2 (WCYS2)
2. Distances shown hereon are surface distances in US units and decimals unless otherwise noted. To obtain grid distances (not areas) divide by a combined scale factor of 1.00010881 (calculated using GEOID12B).
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14. The purpose of this amending plat is to correct common area labels.

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Page 2 of 2

*Being an Ammending Plat of
Block 1, Lots 1-21, Common Areas,
and ROW - 11.15 Acres
Volume 19833, Page 49 OPRBCT
Zeno Phillips League Survey, A-45
Bryan, Brazos County, Texas*

Engineer:
 J4 Engineering

Annotations:	
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DRBCT-	Official Records of Brazos County, Texas
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Inset C
N.T.S