

GENERAL NOTES

- 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).
- DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011312639054 (CALCULATED USING GEOID12B).
- 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. 48040C0195E, REVISED DATE: 5-16-2012.
- (CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
- CONTOURS SHOWN HEREON ARE FROM TNWIS DATA SET: BRAZOS, FREESTONE, & ROBERTSON COUNTIES LIDAR 2017 BRYAN WEST | SE.
- 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.
- EXISTING STRUCTURES SHOWN ON PLAT ARE INTENDED TO REMAIN.
- THE PURPOSE OF THIS PLAT IS TO REPLAT INTO TWO RESIDENTIAL LOTS.
- THIS TRACT IS ZONED RESIDENTIAL DISTRICT—S000 (RD-S).
- ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
- UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, CITY DATA, AND AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.
- THIS SURVEY PLAT WAS PREPARED TO REFLECT THE SCHEDULE B REQUIREMENTS SHOWN ON A TITLE COMMITMENT ISSUED BY UNIVERSITY TITLE COMPANY, GF NO. 202839, EFFECTIVE DATE: 07/20/2020. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - ITEM 104: 10' WIDE RIGHT-OF-WAY EASEMENT TO VANGUARD PIPELINE CORPORATION RECORDED IN VOLUME 590, PAGE 550 (DBRBT) DOES CROSS THIS TRACT AS SHOWN.
 - ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
- PLANNING VARIANCE REGARDING BUILDING SETBACK ENCROACHMENT BY CASE NO. PV25-0000___, ON ____, 2025 BY THE BRYAN PLANNING AND ZONING COMMISSION.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

I, CHRISTOPHER JESUS PONCE, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME 16253, PAGE 156, 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.

CHRISTOPHER JESUS PONCE

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 OF OFFICE THIS ____ DAY OF ____, 20__.

NOTARY PUBLIC, BRAZOS COUNTY, 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 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

FIELD NOTES DESCRIPTION
OF A
0.445 ACRE TRACT
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.445 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 1 AND LOT 8, BLOCK 1, AND PARTS OF LOTS 2 AND 3, BLOCK 1, NOBLE EDEN'S SUBDIVISION AS RECORDED IN VOLUME 117, PAGE 44 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (ORBCT), AND BEING ALL OF A CALLED 9,740 SQUARE FEET TRACT OF LAND AND ALL OF A CALLED 9,625 SQUARE FEET TRACT OF LAND, BOTH CONVEYED TO CHRISTOPHER JESUS PONCE IN VOLUME 16253, PAGE 156 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), SAID 0.445 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" set on the east line of Groesbeck Street (70' wide right-of-way, 159/279 DBRBT) for the southwest corner of a called 4,455 square feet tract of land conveyed to Arthur Harrison in Volume 14803, Page 259 (OPRBCT), and being the northwest corner of said 9,625 sq. ft. tract and being a northerly corner hereof, from which a 1/2 inch iron rod found bears N 24° 09' 21" E, a distance of 60.80 feet;

THENCE, with the common line of said 4,455 sq. ft. tract and said 9,625 sq. ft. tract, S 83° 30' 19" E, for a distance of 89.07 feet to a point on the west line of said 9,740 sq. ft. tract, for the southeast corner of said 4,455 sq. ft. tract and being the northeast corner of said 9,625 sq. ft. tract and an interior ell corner hereof, from which a 2x2 treated fence post found bears S 61° 22' 03" W, a distance of 1.62 feet;

THENCE, with the common line of said 9,740 sq. ft. tract and said 4,455 sq. ft. tract, N 00° 04' 35" W, for a distance of 59.69 feet to a point on the south line of Lot 4, Block 1 of Noble Eden's Subdivision, recorded in Volume 117, Page 44 (ORBCT), for the northeast corner of said 4,455 sq. ft. tract and being the northwest corner of said 9,740 sq. ft. tract and a northerly corner hereof, from which a 2x2 treated fence post found bears S 06° 36' 54" W, a distance of 2.67 feet;

THENCE, with the common lines of Lot 4, Lot 7 of Block 1 of Noble Eden's Subdivision and said 9,740 sq. ft. tract, S 84° 44' 12" E, for a distance of 73.33 feet to a point that falls within a 2 inch metal fence post found for the northwest corner of Lot 9, Block 1 of Noble Eden's Subdivision, being the northeast corner of said 9,740 sq. ft. tract and the northeast corner hereof, from which a 1/2 inch iron rod found bears S 84° 44' 12" E, a distance of 100.44 feet; for reference the City of Bryan monument GPS-114 bears N 77° 51' 30" E a distance of 838.16 feet;

THENCE, with the common line of said Lot 9 and said 9,740 sq. ft. tract, S 05° 36' 27" W, for a distance of 138.70 feet to a point on the north line of Eden Lane (50' wide right-of-way, 117/44 DBRBT), for the southwest corner of Lot 9 and being the southeast corner of said 9,740 sq. ft. tract and the southeast corner hereof, from which a 2x2 treated fence post found bears N 07° 03' 04" W, a distance of 0.47 feet, also from which a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" found in a pipe bears N 89° 58' 03" E, a distance of 49.98 feet;

THENCE, with the common lines of Eden Lane, said 9,740 sq. ft. tract and said 9,625 sq. ft. tract, S 89° 58' 03" W, for a distance of 190.60 feet to a hole in concrete found on the east line of Groesbeck Street, for the southwest corner of said 9,625 sq. ft. tract and the southwest corner hereof;

THENCE, with the common line of Groesbeck Street and said 9,625 sq. ft. tract, N 24° 09' 21" E, for a distance of 104.39 feet to the POINT OF BEGINNING hereof and containing 0.445 acres, more or less.

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

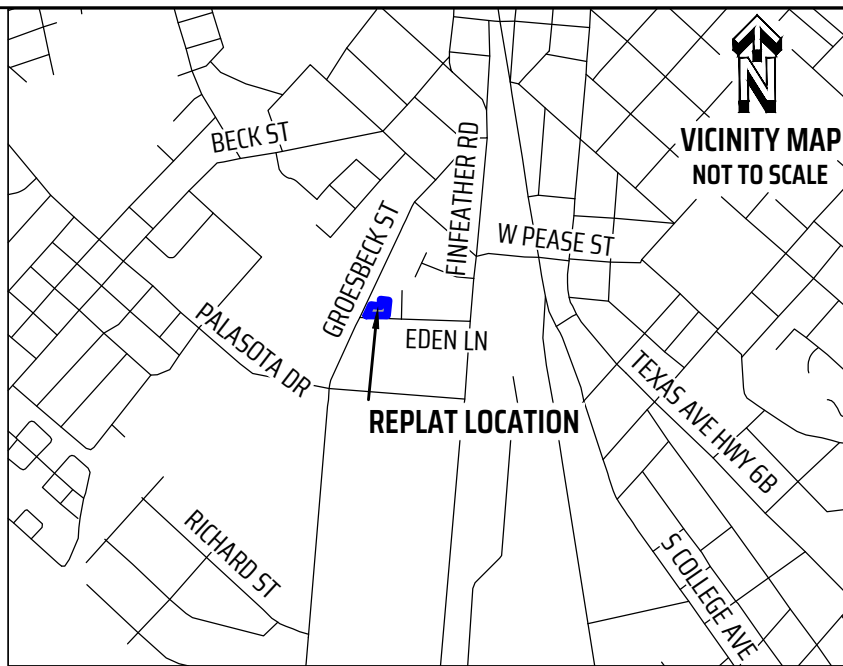
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Owner:
Christopher Jesus Ponce
1110 Forest Glen Ct
Bryan, TX 77803

CERTIFICATION OF THE COUNTY CLERK

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:
Christopher Jesus Ponce
1110 Forest Glen Ct
Bryan, TX 77803

FINAL PLAT
OF
NOBLE EDEN'S SUBDIVISION
LOTS 1R & 8R, BLOCK 1
BEING A REPLAT OF A 0.445 ACRE TRACT
BEING ALL OF LOT 1 AND LOT 8 & PARTS OF LOTS 2-3, BLOCK 1
NOBLE EDEN'S SUBDIVISION, VOLUME 117, PAGE 44, DBRBT
BEING ALL OF: CALLED 9740 SQ. FT. & 9625 SQ. FT. TRACTS
VOLUME 16253, PAGE 156, OPRBCT
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 5-8-2025 | PLAT DATE: 06-25-2025
JOB NUMBER: 25-0519 | CAD NAME: 25-0519-S RP 506Eden
POINT FILE: 801-GTG (cont); 25-0519 (job)
DRAWN BY: TJF-MS 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"