SCALE: 1" = 40'

0 40 80 120 Feet

LEGEND:

DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS

ORBCT = OFFICIAL 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

- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- PIPE LINE MARKER
- TRANSFORMER / SWITCHGEAR
- ELECTRIC BOX / HANDHOLE
- TELEPHONE PEDESTAL
- FIBER OPTIC MARKER

CONCRETE

CURB

WOOD FENCE

APPROXIMATE LOCATION OF SANITARY SEWER LINE (SS-8" / SS-12")

APPROXIMATE LOCATION OF WATER LINE (W-20" / W-12")

APPROXIMATE LOCATION OF BURIED GAS LINE (GAS)

APPROXIMATE LOCATION OF BURIED ELECTRICAL LINE (UE)

BENCHMARK NOTES

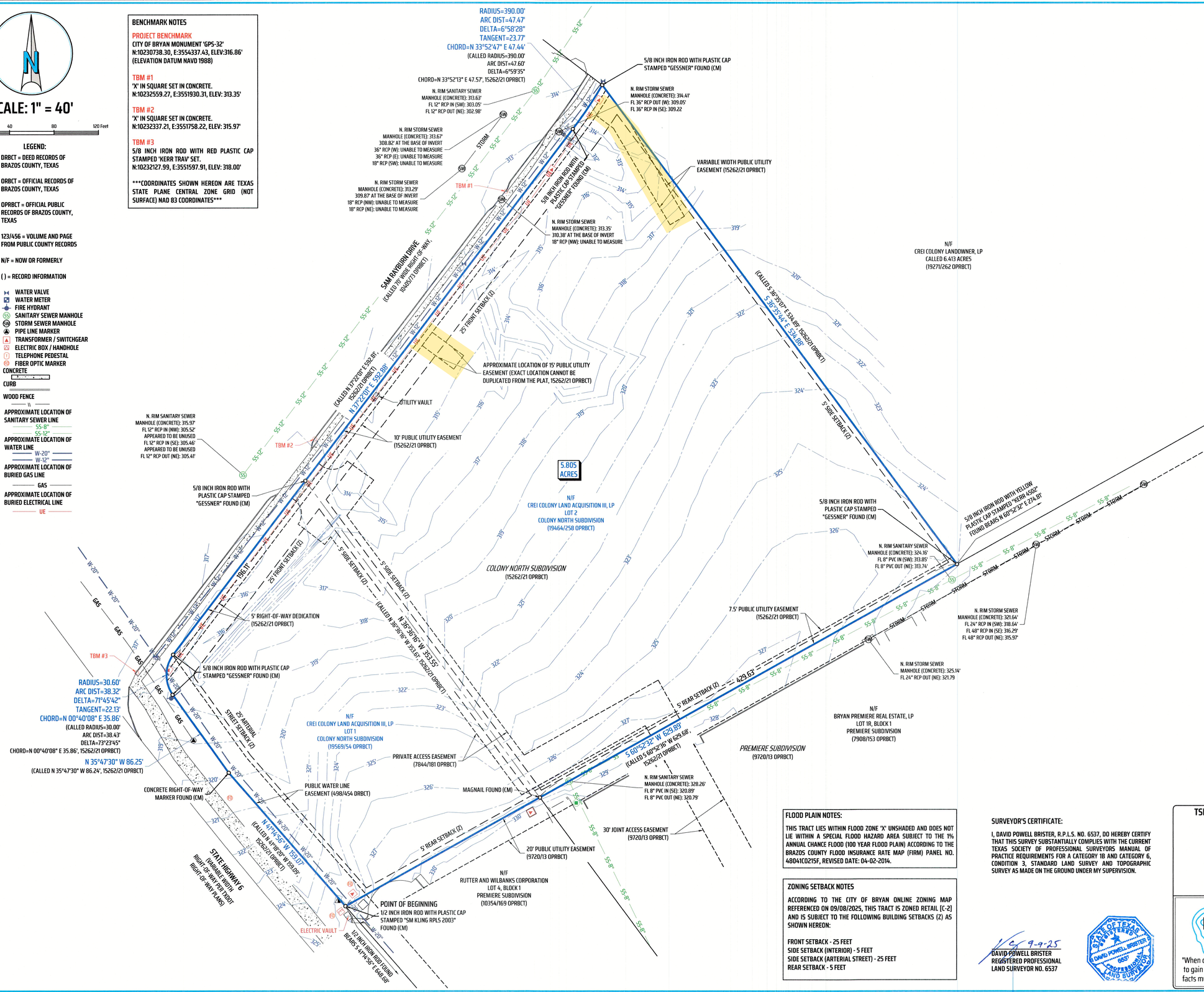
PROJECT BENCHMARK
CITY OF BRYAN MONUMENT 'GPS-32'
N:10230738.30, E:3554337.43, ELEV:316.86'
(ELEVATION DATUM NAVD 1988)

TBM #1
'X' IN SQUARE SET IN CONCRETE.
N:10232559.27, E:3551930.31, ELEV: 313.35'

TBM #2
'X' IN SQUARE SET IN CONCRETE.
N:10232337.21, E:3551758.22, ELEV: 315.97'

TBM #3
5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED 'KERR TRAV' SET.
N:10232127.99, E:3551597.91, ELEV: 318.00'

COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE CENTRAL ZONE GRID (NOT SURFACE) NAD 83 COORDINATES



FIELD NOTES DESCRIPTION
OF A
5.805 ACRE TRACT
JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 5.805 ACRES IN THE JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF LOT 1 AND ALL OF LOT 2 OF COLONY NORTH SUBDIVISION LOTS 1 & 2, FILED IN VOLUME 15262, PAGE 21 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 5.805 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod with a plastic cap stamped "SM KLING RPLS 2003" found in the northeast line of State Highway 6 (variable width right-of-way per TxDOT right-of-way plans), for the west corner of Lot 4, Block 1 of Premiere Subdivision filed in Volume 9720, Page 13 (OPRBCT) and being the south corner of said Lot 1 and the south corner hereof, from which a 1/2inch iron rod found bears S 41° 14' 56" E, a distance of 648.68 feet;

THENCE, with the common line of State Highway 6 and said Lot 1 for the following two (2) courses and distances:

1) **N 41° 14' 56" W,** for a distance of **159.07 feet** to a concrete right-of-way marker found;
2) **N 35° 47' 30" W**, for a distance of **86.25 feet** to a 5/8 inch iron rod with a plastic cap stamped "GESSNER" found for the south corner of Sam Rayburn Drive (70' wide right-of-way, 10405/73 OPRBCT);

THENCE, with the common line of Sam Rayburn Drive and said Lot 1 for the following two (2) courses and distances:

1) With a curve to the right, having a radius of **30.60 feet**, an arc length of **38.32 feet**, a delta angle of **71° 45' 42"**, and a chord which bears **N 00° 40' 08" E**, a distance of **35.86 feet**, to a 5/8 inch iron rod with a plastic cap stamped "GESSNER" found;
2) **N 37° 22' 01" E**, passing at a distance of 196.11 feet a 5/8 inch iron rod with a plastic cap stamped "GESSNER" found for the common corner of said Lot 1 and said Lot 2 and continuing with the common line of said Lot 2 and Sam Rayburn Drive for a total distance of **592.88 feet** to a 5/8 inch iron rod with a plastic cap stamped "GESSNER" found;

THENCE, continuing with the common line of Sam Rayburn Drive and said Lot 2, with a curve to the left, having a radius of **390.00 feet**, an arc length of **47.47 feet**, a delta angle of **06° 58' 28"**, and a chord which bears **N 33° 52' 47" E**, a distance of **47.44 feet**, to a 5/8 inch iron rod with a plastic cap stamped "GESSNER" found in the southwest line of a called 6.413 acre tract of land described in a deed to Crei Colony Landowner, LP, recorded in Volume 19271, Page 262 (OPRBCT), for the east corner of Sam Rayburn Drive and being the north corner of said Lot 2 and the north corner hereof;

THENCE, with the common line of said 6.413 acres and said Lot 2, **S 36° 35' 44" E**, for a distance of **534.88 feet** to a 5/8 inch iron rod with a plastic cap stamped "GESSNER" found in the northwest line of Lot 1R of said Premier Subdivision, for the south corner of said 6.413 acres and being the east corner of said Lot 2 and the east corner hereof, from which a 5/8 inch iron rod with a yellow plastic cap stamped "KERR 4502" found bears N 60° 52' 32" E, a distance of 274.81 feet;

THENCE, with the common line of said Lot 2 and said Premier Subdivision, **S 60° 52' 32" W,** passing at a distance of 429.63 feet a magnail found for the common corner of said Lot 1 and said Lot 2 and continuing with the common line of said Lot 1 and said Premier Subdivision for a total distance of **629.89 feet** to the **POINT OF BEGINNING** hereof and containing **5.805 acres**, more or less.

GENERAL NOTES

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).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011357486758 (CALCULATED USING GEOID12B).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.

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.

FLOOD PLAIN NOTES:

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. 48041C0215F, REVISED DATE: 04-02-2014.

ZONING SETBACK NOTES

ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 09/08/2025, THIS TRACT IS ZONED RETAIL [C-2] AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

FRONT SETBACK - 25 FEET
SIDE SETBACK (INTERIOR) - 5 FEET
SIDE SETBACK (ARTERIAL STREET) - 25 FEET
REAR SETBACK - 5 FEET

SURVEYOR'S CERTIFICATE:

I, DAVID POWELL BRISTER, R.P.L.S. NO. 6537, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B AND CATEGORY 6, CONDITION 3, STANDARD LAND SURVEY AND TOPOGRAPHIC SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

9-9-25
DAVID POWELL BRISTER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6537

STATE OF TEXAS REGISTERED DAVID POWELL BRISTER 6537 PROFESSIONAL LAND SURVEYOR

TSPS STANDARD LAND SURVEY & TOPOGRAPHIC SURVEY PLAT
OF A
5.805 ACRE TRACT
BEING ALL OF LOT 1 AND ALL OF LOT 2
COLONY NORTH SUBDIVISION LOTS 1 & 2
VOLUME 15262, PAGE 21 OPRBCT
JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2
BRYAN, BRAZOS COUNTY, TEXAS

KERR SURVEYING

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

SCALE: 1 INCH = 40 FEET
SURVEY DATE: 08-12-2025 | PLAT DATE: 09-09-2025
JOB NUMBER: 25-0949 | CAD NAME: 25-0949-TOPO-S
POINT FILE: AUSTIN1-GRID (cont); 25-0949 (job)
DRAWN BY: MS CHECKED BY: DPB

PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM