



SCALE: 1" = 50'



OSSF Notes
 Sanitary sewage treatment and disposal will be provided by On-Site Sewage Facility (OSSF) systems.

A. All proposed lots to be served by OSSF shall comply with all applicable County and State regulations including the minimum lot requirements required by Brazos County.

B. Property that will use an on-site sewage facility (OSSF) for sewage disposal shall be evaluated for overall site suitability. The results of a site evaluation, conducted according to 30 TAC §285.30 prepared by a licensed Site Evaluator or Texas Professional Engineer shall be required before approval of an OSSF by the permitting authority.

C. A complete permit application form, fee and the required planning materials approved by the permitting authority are required prior to the issuance of authorization to construct (ATC) for all OSSF in Brazos County regardless of the acreage of the tract. No OSSF shall begin construction in Brazos County prior to the issuance of the ATC.

D. OSSF planning materials shall include the required topography analysis for each tract and demonstrate to the satisfaction of the permitting authority in the design Technical Report and Site Drawings the suitability of the proposed disposal method for the slope and drainage features of each tract to ensure protection of surface and ground waters of the State.

E. No parts of the OSSF shall encroach upon the sanitary easement or separation requirements for water wells. Any existing wells shall be indicated on the plat and a copy of the TW09 plugging report is required to be provided with the OSSF application and planning materials.

F. No OSSF treatment or disposal components may encroach into any area reserved as a Public Utility Easement (PUE) without a variance being requested and approved by the permitting authority. Variance will be reviewed and approved on a case-by-case basis. Proposed encroachments into pipeline and electrical transmission easements shall require both the approved variance by the permitting authority and all letters of permission described in §285.91(10) or as required by the permitting authority in support of any approved variance. All underground and overhead easements must be clearly delineated on the Subdivision Plat with dimensions indicated.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS

STATE OF TEXAS
 COUNTY OF BRAZOS

I, **DANNY R. SMART**, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE PRECINCT 3 FD SMART SUBDIVISION, BLOCK 1, LOTS 1-2, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS-OF-WAY, EASEMENTS, AND OTHER PUBLIC PLACES SHOWN HEREIN.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **DANNY R. SMART**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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__.

SIGNATURE: _____
 PRINTED NAME: _____

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

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.

BRAZOS COUNTY SUBDIVISION REGULATION NOTES:

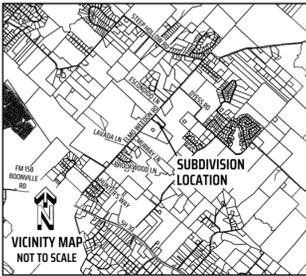
- NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE BRAZOS COUNTY FLOODPLAIN ADMINISTRATOR.
- THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE (1) FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE (5) FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION (BFE), WHICHEVER IS HIGHER.
- RURAL MAILBOXES SHALL BE SET FIVE (5) FEET FROM THE EDGE OF PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY BRAZOS COUNTY.
- FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS, MULTI-UNIT RESIDENTIAL DEVELOPMENTS OR MANUFACTURED HOME COMMUNITIES, NEIGHBOR DELIVERY AND COLLECTION BOX UNITS ("NDCBUS"), OR COMMUNITY MAILBOXES, SHALL BE REQUIRED. IF POSSIBLE, THESE MAILBOX UNITS SHOULD BE INSTALLED ON LOW VOLUME INTERSECTING ROADWAYS OR ON PRIVATE PROPERTY. LOCATIONS FOR THE NDCBUS SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
- IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTION ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGEWAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
- IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
- THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY THE OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

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 PRECINCT 3 FD SMART SUBDIVISION

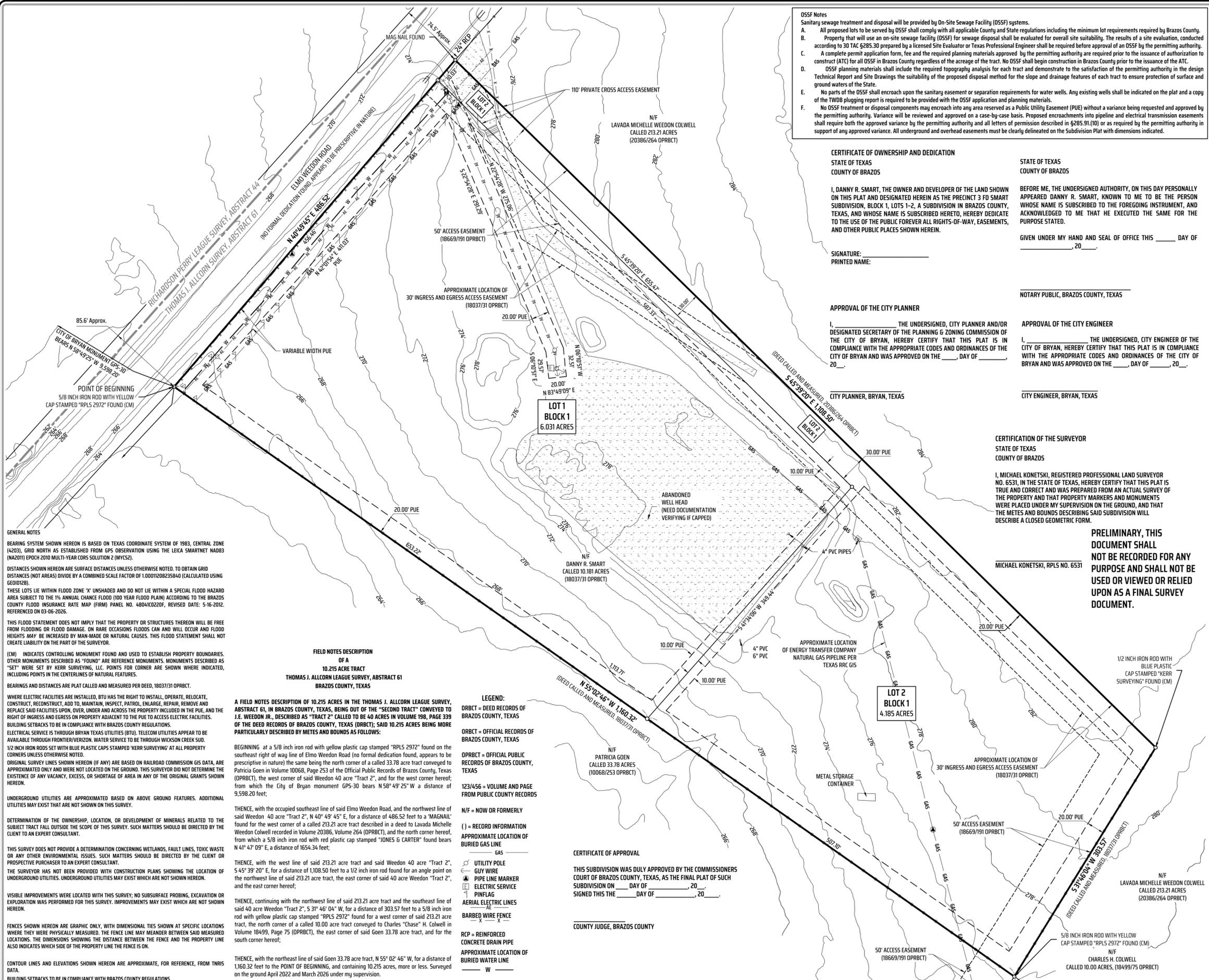
LOTS 1 AND 2, BLOCK 1
 TOTAL MEASURED 10.215 ACRES BEING ALL OF A CALLED 10.81 ACRE TRACT VOLUME 18037, PAGE 31, OPBRECT
 THOMAS J. ALLCORN SURVEY, ABSTRACT 61
 BRAZOS COUNTY, TEXAS

Owner: **Danny R. Smart**
 5750 ELMO WEEDON ROAD, COLLEGE STATION, TX 77845

KERR SURVEYING

SCALE: 1 INCH = 50 FEET
 FIELD SURVEY DATE: 03-05-2026 | PLAT DATE: 03-25-2026
 JOB NUMBER: 26-0186 | CAD NAME: 26-0186-5 FP Pct13 FD Smart
 POINT FILE: 23-799 (chr); 26-0186 (job)
 DRAWN BY: TIF | CHECKED BY: MK
 PREPARED BY: KERR SURVEYING, LLC
 TPBLS 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"



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 CORRS 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 1.0001208235840 (CALCULATED USING GEOID28).

THESE LOTS LIE WITHIN FLOOD ZONE 'X' UNSHADED AND DO 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. 4804K0220F, REVISED DATE: 5-16-2012, REFERENCED ON 03-06-2026.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES. OTHER MONUMENTS DESCRIBED AS "FOUND" ARE REFERENCE MONUMENTS. MONUMENTS DESCRIBED AS "SET" WERE SET BY KERR SURVEYING, LLC. POINTS FOR CORNER ARE SHOWN WHERE INDICATED, INCLUDING POINTS IN THE CENTERLINES OF NATURAL FEATURES.

BEARINGS AND DISTANCES ARE PLAT CALLED AND MEASURED PER DEED, 18037/31 OPBRECT.

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.

BUILDING SETBACKS TO BE IN COMPLIANCE WITH BRAZOS COUNTY REGULATIONS.

ELECTRICAL SERVICE IS THROUGH BRYAN TEXAS UTILITIES (BTU). TELECOM UTILITIES APPEAR TO BE AVAILABLE THROUGH FRONTIER TELECOM. WATER SERVICE TO BE THROUGH WICKSON CREEK SUB.

1/2 INCH IRON RODS SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

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.

UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT TO AN EXPERT CONSULTANT.

THIS SURVEY DOES NOT PROVIDE A DETERMINATION CONCERNING WETLANDS, FAULT LINES, TOXIC WASTE OR ANY OTHER ENVIRONMENTAL ISSUES. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.

THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.

VISIBLE IMPROVEMENTS WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. IMPROVEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREON.

FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. THE FENCE LINE MAY MEANDER BETWEEN SAID MEASURED LOCATIONS. THE DIMENSIONS SHOWING THE DISTANCE BETWEEN THE FENCE AND THE PROPERTY LINE ALSO INDICATES WHICH SIDE OF THE PROPERTY LINE THE FENCE IS ON.

CONTOUR LINES AND ELEVATIONS SHOWN HEREON ARE APPROXIMATE, FOR REFERENCE, FROM TNRIS DATA.

BUILDING SETBACKS TO BE IN COMPLIANCE WITH BRAZOS COUNTY REGULATIONS.

FIELD NOTES DESCRIPTION OF A 10.215 ACRE TRACT THOMAS J. ALLCORN LEAGUE SURVEY, ABSTRACT 61 BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 10.215 ACRES IN THE THOMAS J. ALLCORN LEAGUE SURVEY, ABSTRACT 61, IN BRAZOS COUNTY, TEXAS, BEING OUT OF THE "SECOND TRACT" CONVEYED TO J.E. WEEDON JR., DESCRIBED AS "TRACT 2" CALLED TO BE 40 ACRES IN VOLUME 198, PAGE 339 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (OPBRECT); SAID 10.215 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod with yellow plastic cap stamped "RPLS 2972" found on the southeast right of way line of Elmo Weedon Road (no formal dedication found, appears to be prescriptive in nature) the same being the north corner of a called 33.78 acre tract conveyed to Patricia Goen in Volume 10068, Page 253 of the Official Public Records of Brazos County, Texas (OPBRECT), the west corner of said Weedon 40 acre "Tract 2", and for the west corner hereof; from which the City of Bryan monument GPS-30 bears N 58° 49' 25" W a distance of 9,598.20 feet;

THENCE, with the occupied southeast line of said Elmo Weedon Road, and the northwest line of said Weedon 40 acre "Tract 2", N 40° 49' 45" E, for a distance of 486.52 feet to a "MAGNAIL" found for the west corner of a called 213.21 acre tract described in a deed to Lavada Michelle Weedon Colwell recorded in Volume 20386, Volume 264 (OPBRECT), and the north corner hereof, from which a 5/8 inch iron rod with red plastic cap stamped "JONES G CARTER" found bears N 44° 47' 09" E, a distance of 1654.34 feet;

THENCE, with the west line of said 213.21 acre tract and said Weedon 40 acre "Tract 2", S 45° 39' 20" E, for a distance of 1,108.50 feet to a 1/2 inch iron rod found for an angle point on the northwest line of said 213.21 acre tract, the east corner of said 40 acre Weedon "Tract 2", and the east corner hereof;

THENCE, continuing with the northwest line of said 213.21 acre tract and the southeast line of said 40 acre Weedon "Tract 2", S 31° 46' 04" W, for a distance of 303.57 feet to a 5/8 inch iron rod with yellow plastic cap stamped "RPLS 2972" found for a west corner of said 213.21 acre tract, the north corner of a called 10.00 acre tract conveyed to Charles "Chase" H. Colwell in Volume 18499, Page 75 (OPBRECT), the east corner of said Goen 33.78 acre tract, and for the south corner hereof;

THENCE, with the northeast line of said Goen 33.78 acre tract, N 55° 02' 46" W, for a distance of 1,160.32 feet to the POINT OF BEGINNING, and containing 10.215 acres, more or less. Surveyed on the ground April 2022 and March 2026 under my supervision.

LEGEND:
 DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
 ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
 OPBRECT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

() = RECORD INFORMATION

APPROXIMATE LOCATION OF BURIED GAS LINE

UTILITY POLE
 GUY WIRE
 PIPE LINE MARKER
 ELECTRIC SERVICE
 PINFLAG
 AERIAL ELECTRIC LINES

BARBED WIRE FENCE
 REINFORCED CONCRETE DRAIN PIPE
 APPROXIMATE LOCATION OF BURIED WATER LINE

W

CERTIFICATE OF APPROVAL

THIS SUBDIVISION WAS DULY APPROVED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, TEXAS, AS THE FINAL PLAT OF SUCH SUBDIVISION ON ____ DAY OF _____, 20__.
 SIGNED THIS THE ____ DAY OF _____, 20__.

COUNTY JUDGE, BRAZOS COUNTY