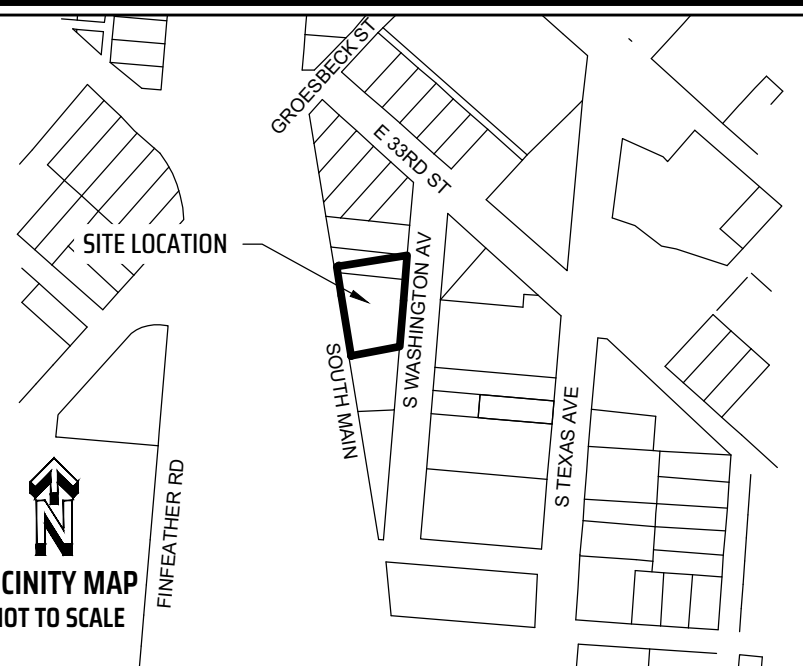
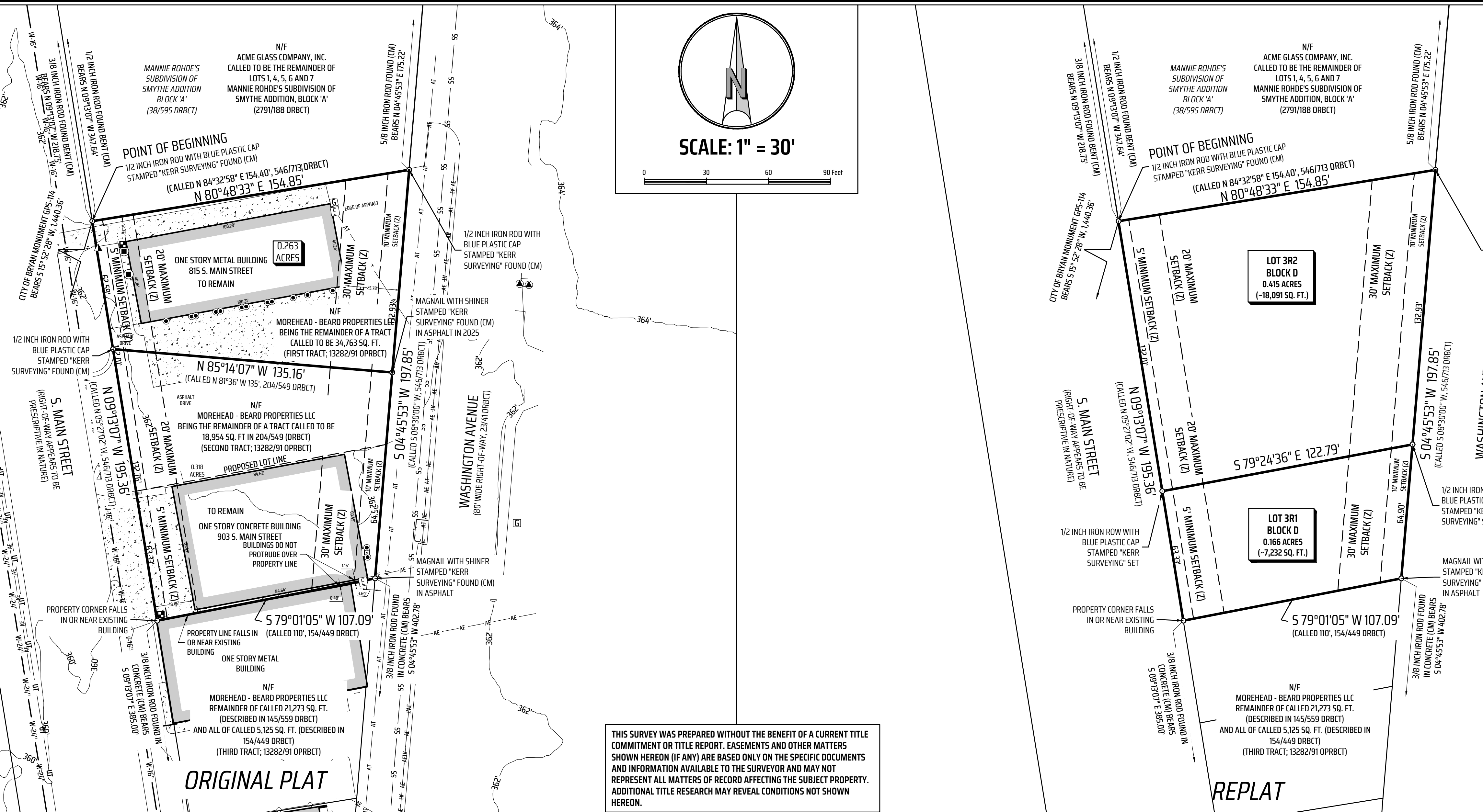


SCALE: 1" = 30'



VICINITY MAP NOT TO SCALE

WASHINGTON AVENUE (80' WIDE RIGHT-OF-WAY, 23/41 DRBCT)



N/F ACME GLASS COMPANY, INC. CALLED TO BE THE REMAINDER OF LOTS 1, 4, 5, 6 AND 7 MANNIE RHODE'S SUBDIVISION OF SMYTHE ADDITION, BLOCK 'A' (279/188 DRBCT)

N/F ACME GLASS COMPANY, INC. CALLED TO BE THE REMAINDER OF LOTS 1, 4, 5, 6 AND 7 MANNIE RHODE'S SUBDIVISION OF SMYTHE ADDITION, BLOCK 'A' (279/188 DRBCT)

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT OR TITLE REPORT. EASEMENTS AND OTHER MATTERS SHOWN HEREON (IF ANY) ARE BASED ONLY ON THE SPECIFIC DOCUMENTS AND INFORMATION AVAILABLE TO THE SURVEYOR AND MAY NOT REPRESENT ALL MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY. ADDITIONAL TITLE RESEARCH MAY REVEAL CONDITIONS NOT SHOWN HEREON.

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

ZONING SETBACK NOTES
ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 06/02/2026, THIS TRACT IS ZONED MIDTOWN-CORRIDOR (MT-C) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:
FRONT SETBACK (SOUTH MAIN STREET) - 5 FEET MINIMUM/20 FEET MAXIMUM
FRONT SETBACK (ALL OTHER STREETS) - 10 FEET MINIMUM/30 FEET MAXIMUM
SIDE SETBACK (STREET) - NO SETBACK MINIMUM

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 1.0001416982941 (CALCULATED USING GEOID12B).
CONTOUR LINES AND ELEVATIONS SHOWN HEREON WERE CREATED BASED ON TNRIS DATA.
(CM) INDICATES A CONTROLLING MONUMENT FOUND AND USED AS THE BASIS FOR ESTABLISHING PROPERTY BOUNDARIES. OTHER MONUMENTS DESCRIBED AS "FOUND" ARE SHOWN AT THEIR LOCATED POSITIONS AND WERE CONSIDERED AS SUPPORTIVE EVIDENCE OF THE BOUNDARY SHOWN HEREON.
UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE-GROUND FEATURES, AVAILABLE MAPS, AND MARKINGS BY UTILITY PROVIDERS. THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UTILITY MARKINGS WERE REQUESTED THROUGH TEXAS 811 (TICKET NO. 2664080103). VISIBLE IMPROVEMENTS WERE LOCATED; NO SUBSURFACE PROBING, EXCAVATION, OR EXPLORATION WAS PERFORMED. ADDITIONAL UNDERGROUND UTILITIES AND IMPROVEMENTS 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.
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.
THIS TRACT LIES WITHIN THE CITY LIMITS OF BRYAN.

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I, MOREHEAD BEARDS PROPERTIES, LLC, THE OWNERS AND DEVELOPERS 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 13282, PAGE 91, 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.

LEGEND: DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS; DRBCT = 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; BSL = BUILDING SETBACK LINES; O = 1/2 INCH IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED

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 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____.

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 SHERRAD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7103, 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.

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.

FIELD NOTES DESCRIPTION OF A 0.581 ACRE TRACT
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS
A FIELD NOTES DESCRIPTION OF 0.581 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING THE REMAINDER OF A TRACT CALLED TO BE 34,763 SQ. FT. DESCRIBED IN VOLUME 546, PAGE 713 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT) AND CONVEYED AS THE "FIRST TRACT" AND THE REMAINDER OF A TRACT CALLED TO BE 18,954 SQ. FT. DESCRIBED IN VOLUME 204, PAGE 549 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT) AND CONVEYED AS THE "SECOND TRACT" IN A DEED TO MOREHEAD - BEARD PROPERTIES LLC. RECORDED IN VOLUME 13282, PAGE 91 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT), SAID TRACT ALSO BEING PART OF THE SMYTHE ADDITION FILED IN VOLUME 23, PAGE 42 (DRBCT); SAID 0.581 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" found in the east line of S. Main Street (right-of-way appears to be prescriptive in nature), for the southwest corner of a tract called to be the remainder of Lots 1, 4, 5, 6 and 7 of Mannie Rhode's Subdivision of Smythe Addition, Block 'A', filed in Volume 38, Page 595 (DRBCT) and being conveyed to ACME Glass Company, Inc. recorded in Volume 2791, Page 188 of the Official Records of Brazos County, Texas (DRBCT), and being the northwest corner of said remainder of 34,763 sq. ft. and the northwest corner hereof, from which a 3/8 inch iron rod found bent bears N 09° 13' 07" W, a distance of 347.64 feet, and from said corner, the City of Bryan Monument GPS-114 bears S 15° 52' 28" W, a distance of 1,440.36 feet;
THENCE, with the common line of said remainder of 34,763 sq. ft. and said ACME Glass Company, Inc. tract, N 80° 48' 33" E, for a distance of 154.85 feet to a 1/2 inch iron rod with a blue plastic cap stamped "KERR SURVEYING" found in the west line of Washington Avenue (80' wide right-of-way, 23/41 DRBCT), for the southeast corner of said ACME Glass Company, Inc. tract and being the northeast corner of said remainder of 34,763 sq. ft. and the northeast corner hereof, from which a 5/8 inch iron rod found bears N 04° 45' 53" E, a distance of 175.22 feet;
THENCE, with the east line of said remainder of 34,763 sq. ft. and said remainder of 18,954 sq. ft., common with the west right-of-way line of the southeast corner of said remainder of 18,954 sq. ft. and being the northeast corner of a called remainder of 21,273 sq. ft. described in Volume 145, Page 559 (DRBCT) and all of a called 5,125 sq. ft. described in Volume 154, Page 449 (DRBCT) and conveyed as the "Third Tract" in a deed to Morehead - Beard Properties LLC. Recorded in Volume 13282, Page 91 (OPRBCT), and the southeast corner hereof, from which a 3/8 inch iron rod found in concrete bears S 04° 45' 53" W, a distance of 502.56 feet;
THENCE, with the common line of said Morehead "Third Tract" and said remainder of 18,954 sq. ft., S 79° 01' 05" W, for a distance of 107.09 feet to a point for corner that falls in or near an existing building on the east line of S. Main Street, for the northwest corner of said Morehead "Third Tract" and being the southwest corner of said remainder of 18,954 sq. ft. and the southwest corner hereof, from which a 3/8 inch iron rod found in concrete bears S 09° 13' 07" E, a distance of 385.00 feet;
THENCE, with the west line of said remainder of 18,954 sq. ft. and said remainder of 34,763 sq. ft., common with the east line of S. Main Street, N 09° 13' 07" W, for a distance of 195.36 feet to the POINT OF BEGINNING hereof and containing 0.581 acres, more or less. Surveyed on the ground May 2026 under my supervision.

FINAL PLAT OF SMYTHE ADDITION BLOCK D, LOT 3R1 & 3R2 BEING THE REMAINDER OF A TRACT CALLED TO BE 34,763 SQ. FT. DESCRIBED IN VOLUME 546, PAGE 713 DRBCT AND A 0.318 ACRE TRACT BEING THE REMAINDER OF A TRACT CALLED TO BE 18,954 SQ. FT. DESCRIBED IN VOLUME 204, PAGE 549 DRBCT VOLUME 13282, PAGE 91 OPRBCT ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45 BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1 INCH = 30 FEET
SURVEY DATE: 05-21-2026 | PLAT DATE: 06-05-2026
JOB NUMBER: 26-0550 | CAD NAME: 26-0550-5 RP
POINT FILE: 26-0550
DRAWN BY: MH | CHECKED BY: TIF & MS
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM