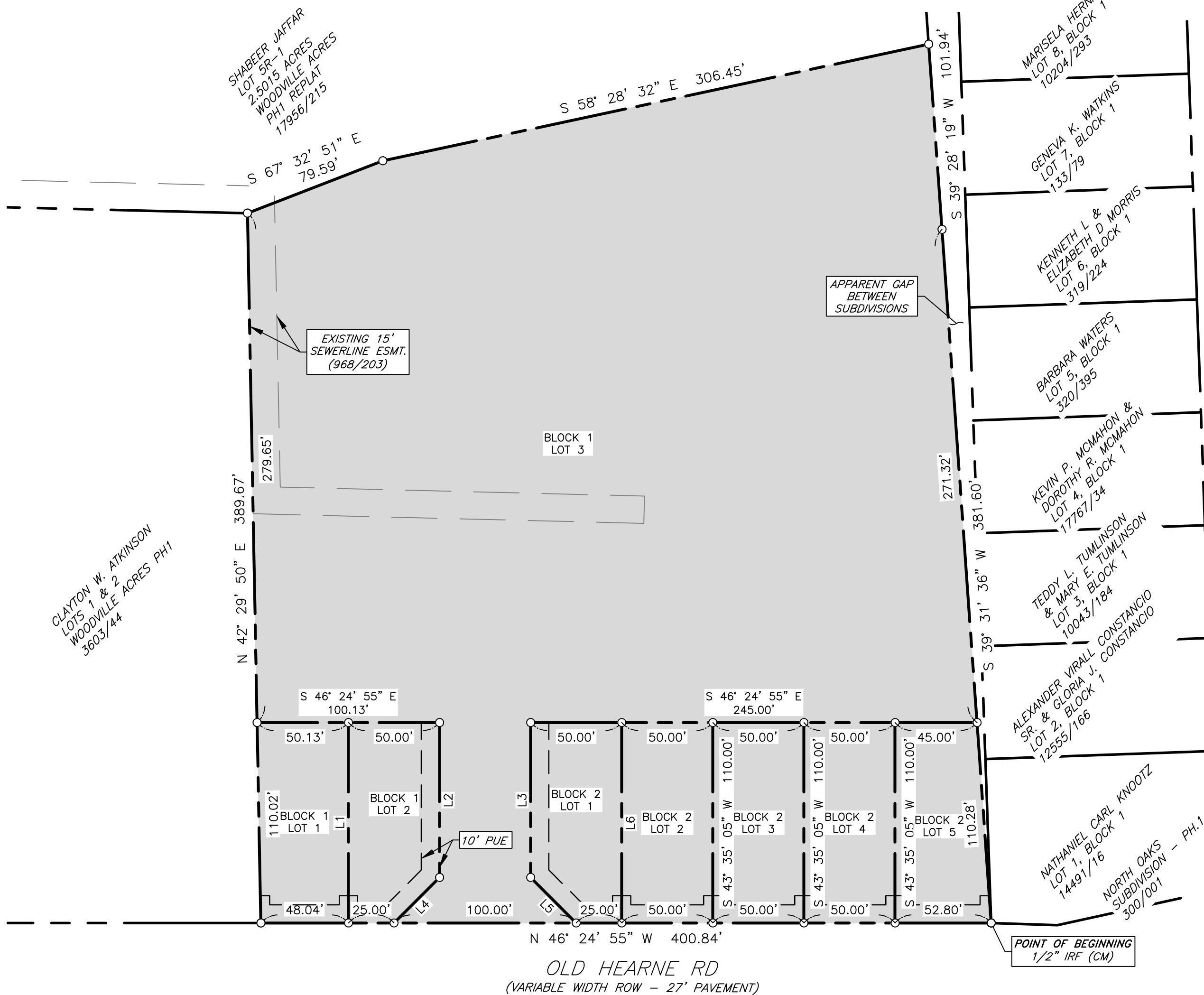




LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	110.00'	N 43° 35' 05"	E
L2	85.00'	S 43° 35' 05"	W
L3	85.00'	S 43° 35' 05"	W
L4	35.36'	S 88° 35' 05"	W
L5	35.36'	N 1° 24' 55"	W
L6	110.00'	S 43° 35' 05"	W

ROW	Right-of-Way
HMAC	Hot mix Asphaltic concrete
DRBCT	Deed Records of Brazos County, Texas
DRBCT	Official Records of Brazos County, Texas
OPRBCT	Official Public Records of Brazos County, Texas
()	Record information
(CM)-	Controlling Monument used to establish property boundaries
PUE-	Public Utility Easement
CAE-	Cross Access Easement
PAE-	Public Access Easement
DE-	Drainage Easement
PrDE	Private Drainage Easement
TYP-	Typical
N/F-	New or Formerly

THENCE: ALONG THE COMMON LINE OF THIS TRACT AND SAID LOT 4 FOR THE FOLLOWING TWO (2) CALLS:

- 1) S 39° 28' 19" W FOR A DISTANCE OF 101.94 FEET TO A FOUND 1-INCH IRON PIPE MARKING AN ANGLE POINT OF THIS TRACT, AND
- 2) S 39° 31' 36" W FOR A DISTANCE OF 381.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.94 ACRES OF LAND.



1. The purpose of this plat is to reconfigure the existing lots and revise the name of this Subdivision.
2. 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).
3. This tract does not lie within a designated 100-YR floodplain according to the FEMA Map, Panel No. 48041C0185E, effective May, 16, 2012.
4. 1/2" Iron rods with plastic cap stamped "KERR Surveying" will be set at all angle points and lot corners unless otherwise stated.
5. The topography shown is based on survey data.
6. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
7. This property is zoned Residential 5000 (RD-5).
8. The horizontal portion of the 15' sewer easement was abandoned on April 9, 2024, by Resolution No. 4081 under Case No. ER23-02.
9. Vehicles shall not reverse directly onto Old Hearne Road and adequate turnaround maneuvering will be provided on each lot.
10. The existing house shall remain until the replat of Block 1, Lot 3 for Phase 2.
11. Where electric facilities are installed, the 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.

Scale: 1"=50'

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