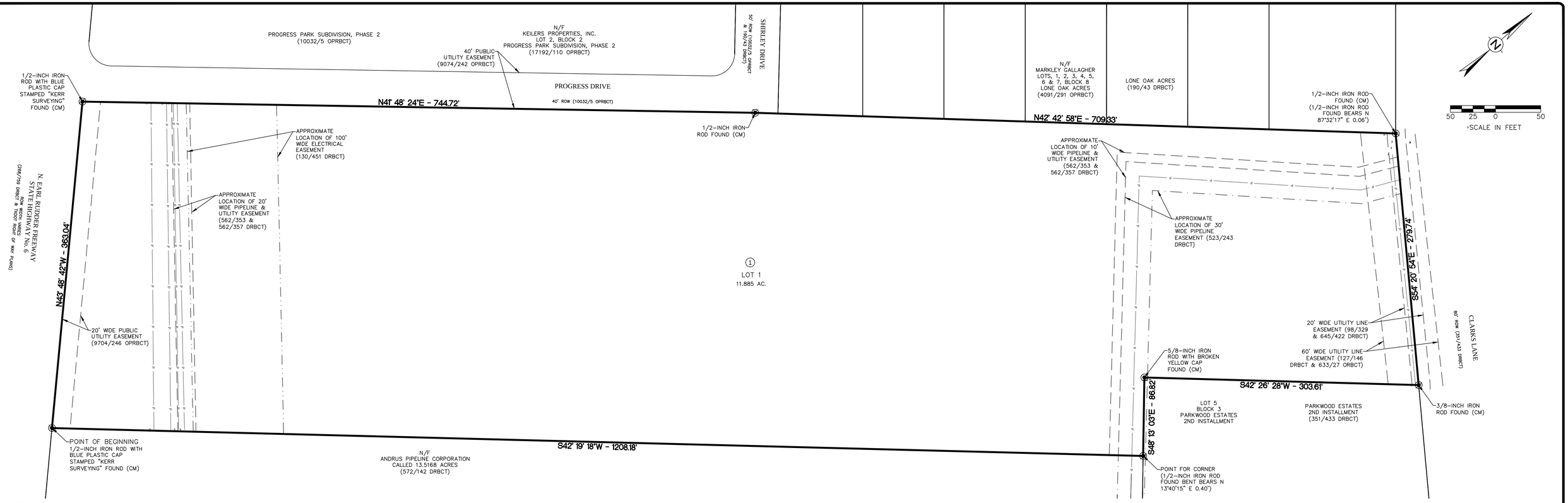


NOTES:

1. 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).
2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011834312928 (CALCULATED USING GEOID12B).
3. 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 (THE 100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0205F, REVISED DATE: APRIL 12, 2014, REFERENCED ON 03-31-2026.
4. 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
5. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
6. ZONING FOR THIS TRACT IS COMMERCIAL (C-3).
7. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE CITY OF BRYAN DEVELOPMENT ORDINANCE FOR THE ZONING CLASSIFICATION IN WHICH THEY LAY.
8. ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
9. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE POA, PROPERTY OWNERS ASSOCIATION. FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
10. DETENTION PONDS AND COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA).
11. ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
12. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF BRYAN SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
13. A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
14. THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY LAWYERS TITLE COMPANY, GF NO. M3090, DATED: 01-25-2026. ITEMS LISTED ARE ADDRESSED AS FOLLOWS:
    - 14.1. EASEMENT TO HUMBLE PIPE LINE COMPANY RECORDED IN VOLUME 48, PAGE 537 (DRBCT) DOES AFFECT THIS TRACT. THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
    - 14.2. EASEMENT TO LONE STAR GAS COMPANY RECORDED IN VOLUME 71, PAGE 399 (DRBCT) DOES AFFECT THIS TRACT. THIS EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.
    - 14.3. EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 98, PAGE 329 (DRBCT) DOES AFFECT THIS TRACT AND PROVIDES A 20' EASEMENT CENTERED ON UTILITY POLES AS INSTALLED. LOCATION OF EASEMENT BASED ON UTILITY FEATURES IS SHOWN HEREON.
    - 14.4. EASEMENT TO MAGNOLIA PIPE LINE COMPANY RECORDED IN VOLUME 127, PAGE 146 (DRBCT) AND DEFINED BY VOLUME 633, PAGE 27 DOES CROSS THIS TRACT AS SHOWN HEREON.
    - 14.5. EASEMENT TO GULF STATES UTILITIES COMPANY RECORDED IN VOLUME 130, PAGE 451 (DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
    - 14.6. EASEMENT TO THE STATE OF TEXAS RECORDED IN VOLUME 139, PAGE 507 (DRBCT) DOES NOT AFFECT THIS TRACT.
    - 14.7. EASEMENT TO FERGUSON CROSSING PIPE LINE COMPANY RECORDED IN VOLUME 523, PAGE 243 (DRBCT) DOES CROSS THIS TRACT AS SHOWN HEREON.
    - 14.8. EASEMENT TO FERGUSON CROSSING PIPE LINE COMPANY RECORDED IN VOLUME 541, PAGE 630 (DRBCT) DOES NOT AFFECT THIS TRACT.
    - 14.9. EASEMENTS TO ANDRUS PIPELINE CORPORATION RECORDED IN VOLUME 562, PAGE 353 (DRBCT) DO CROSS THIS TRACT AS SHOWN HEREON.
    - 14.10. EASEMENTS TO ANDRUS PIPELINE CORPORATION RECORDED IN VOLUME 562, PAGE 357 (DRBCT) DO CROSS THIS TRACT AS SHOWN HEREON.
    - 14.11. EASEMENT TO ANDRUS PIPELINE CORPORATION RECORDED IN VOLUME 567, PAGE 380 (DRBCT) DOES NOT AFFECT THIS TRACT.
    - 14.12. EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 645, PAGE 422 (ORBCT) DOES AFFECT THIS TRACT AND PROVIDES A 20' EASEMENT CENTERED ON UTILITY POLES AS INSTALLED. LOCATION OF EASEMENT BASED ON UTILITY FEATURES IS SHOWN HEREON.
    - 14.13. EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 876, PAGE 313 (ORBCT) DOES NOT AFFECT THIS TRACT.
    - 14.14. EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 9704, PAGE 246 (OPRBCT) DOES CROSS THIS TRACT A5 SHOWN HEREON.

ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

FIELD NOTES DESCRIPTION
11.88 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE SURVEY, ABSTRACT 63
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 11.88 ACRES IN THE STEPHEN F. AUSTIN LEAGUE SURVEY, ABSTRACT 63, IN BRYAN, BRAZOS COUNTY, TEXAS, BEING ALL OF A CALLED 11.864 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MARION S. STAWNICZ RECORDED IN VOLUME 8903, PAGE 101 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 11.88 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 northeast line of State Highway No. 6 (right-of-way width varies, 268/759 of the Deed Records of Brazos County, Texas; DRBCT, and per TxDOT right-of-way plans), for the west corner of a called 13.5168 acre tract of land described in a deed to Andrus Pipeline Corporation, recorded in Volume 572, Page 142 (DRBCT) and being the south corner of said 11.864 acres and the south corner hereof, from which a 5/8-inch iron rod with a yellow plastic cap stamped "KERR 4502" found bears S 43° 48' 42" E, a distance of 481.08 feet, also from said 1/2-inch, City of Bryan Monument GPS-125 bears N 85° 25' 25" E, a distance of 3,006.15 feet;

THENCE, with the common line of State Highway No. 6 and said 11.864 acres, N 43° 48' 42" W, for a distance of 363.04 feet to a 1/2-inch iron rod with a blue plastic cap stamped "KERR SURVEYING" found for the south corner of Progress Park Subdivision, Phase 2, filed in Volume 10032, Page 5 (OPRBCT) and being the west corner of said 11.864 acres and the west corner hereof;

THENCE, with the common line of said 11.864 acres and Progress Park Subdivision, N 41° 48' 24" E, for a distance of 744.12 feet to a 1/2-inch iron rod found for the east corner of Progress Park Subdivision and being the south corner of Lone Oak Acres filed in Volume 190, Page 43 (DRBCT);

THENCE, with the common line of said 11.864 acres and said Lone Oak Acres, N 42° 42' 58" E, for a distance of 709.33 feet to a 1/2-inch iron rod found in the southwest line of Clarks Lane (80' wide right-of-way, 351/433 DRBCT), for the east corner of Lone Oak Acres and being the north corner of said 11.864 acres and the north corner hereof, from which another 1/2inch iron rod found bears N 87° 32' 17" E, a distance of 0.06 feet;

THENCE, with the common line of Clarks Lane and said 11.864 acres, S 54° 20' 54" E, for a distance of 279.74 feet to a 3/8-inch iron rod found for the north corner of Parkwood Estates, 2nd/ Installment, filed in Volume 351, Page 433 (DRBCT) and being an easterly corner of said 11.864 acres and an easterly corner hereof;

THENCE, with the common line of said 11.864 acres and Parkwood Estates for the following two (2) courses and distances:

1) S 42°26' 28" W, for a distance of 303.61 feet to a 5/8-inch iron rod with a broken yellow cap found for the west corner of Parkwood Estates and being an interior ell corner of said 11.864 acres and an interior ell corner hereof;

2) S 48° 13' 03" E, for a distance of 86.82 feet to a point for corner for the north corner of said 13.5168 acres and being an easterly corner of said 11.864 acres and an easterly corner hereof, from which a 1/2-inch iron rod found bent bears N 13° 40' 15" E, a distance of 0.40 feet and also from said corner, a 1/2-inch iron rod with a yellow plastic cap stamped "KERR 4502" found bears S 48° 13' 03" E, a distance of 479.82 feet;

THENCE, with the common line of said 13.5168 acres and said 11.864 acres, S 42° 19' 18" W, for a distance of 1,208.18 feet to the POINT OF BEGINNING hereof and containing 11.88 acres, more or less.

Surveyed on the ground March 2026 under my supervision. See plat prepared April 2026 for other information. The bearing basis for this survey is based on the Texas Coordinate System of 1983 (NAD83), Central Zone, Grid North as established from GPS observation using the Leica Smartnet NAD83 (NA2011) Epoch 2010 Multi-year CORS Solution 2 (MYCS2). Distances described herein are surface distances. To obtain grid distances (not grid areas) divide by a combined scale factor of 1.00011834312928 (calculated using GEOID12B). Reference drawing: 26-0306-TITLE.

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, Registered Professional Land Surveyor No. _____, 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 the 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.

_____, R.P.L.S. No. _____

APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I(We), _____, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deeds Records of Brazos County in Volume _____, Page _____ and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.

_____
Owner Name, Title,
Company Name

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Owner Name, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20___.

_____
Notary Public, Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 20__ and same was duly approved on the _____ day of _____, 20___ by said Commission

_____
Chair
Planning & Zoning Commission
Bryan, Texas

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

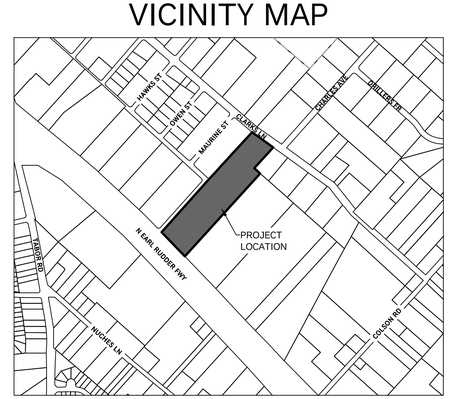
I, _____, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____, in the Official Records of Brazos County in Volume _____, Page _____.

_____
County Clerk
Brazos County, Texas

LEGEND

	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PUBLIC UTILITY EASEMENT (P.U.E)
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E)
	EXISTING ELECTRICAL EASEMENT (E.E)
	EXISTING PIPELINE EASEMENT
◉	LOT CORNER – 1/2" IRON ROD SET WITH BLUE PLASTIC CAPS STAMPED "KERR SURVEYING" UNLESS OTHERWISE NOTED
⊗	RIGHT OF WAY CENTERLINE "X" SET IN CONCRETE
(#)	BLOCK LABEL
(CM)	CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES
OPRBCT	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
()	RECORDING INFORMATION
ROW	RIGHT-OF-WAY

VICINITY MAP



FINAL PLAT
OF
STAWNICZ ESTATE
11.885 ACRES
1 LOT
BLOCK 1, LOT 1
STEPHEN F. AUSTIN LEAGUE SURVEY, A-63
BRYAN, BRAZOS COUNTY, TEXAS

SCALE 1" = 50'
SEPTEMBER, 2026

OWNER/DEVELOPER:

Estate of Marie &
Marion S. Stawnicz
1598 Coperfeild Pkwy
Bryan, TX 77845
(979) 260-9696

SURVEYOR:

Kerr Surveying, LLC
1718 Briarcrest Dr.
Bryan, TX 77802
(979) 268-3195
TBPELS FIRM # 10018500
SURVEYS@KERRSURVEYING.NET
Kerr Job # : 26-0306

ENGINEER:

TBPE NO. 12327
911 SOUTHWEST PKWY E.
COLLEGE STATION, TEXAS 77840
www
(979) 764-3900