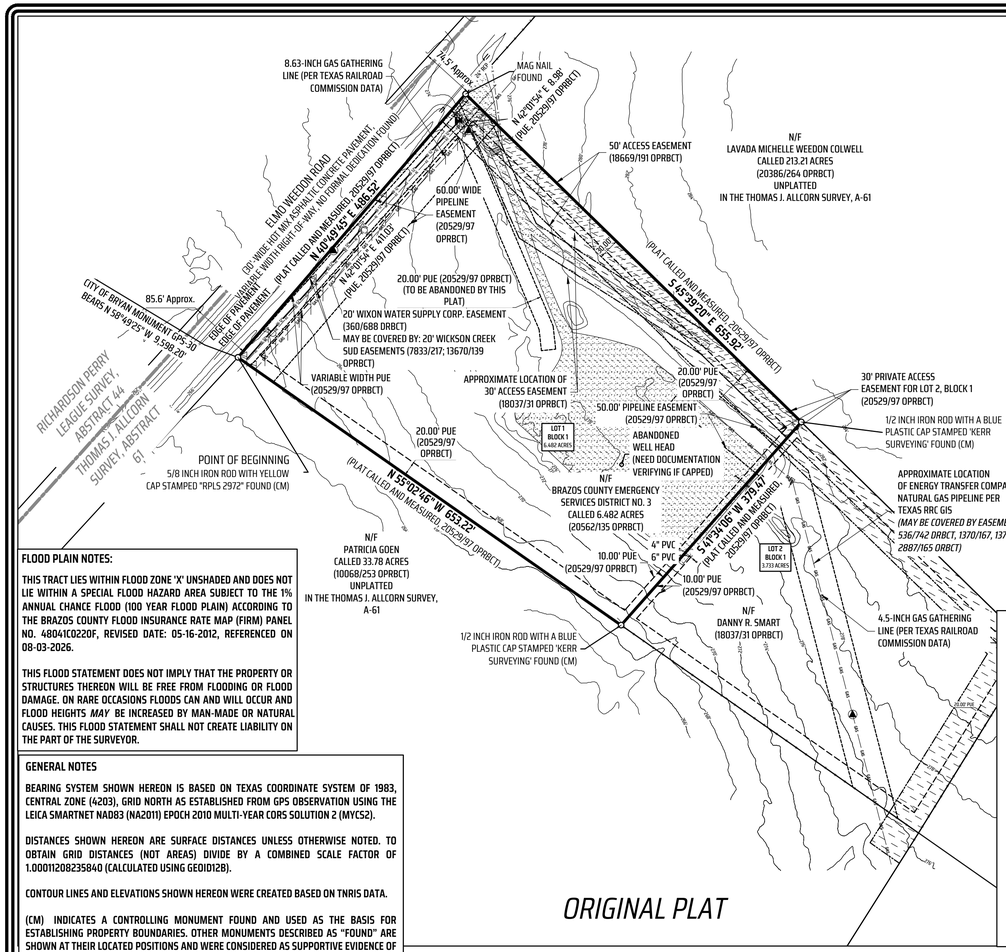
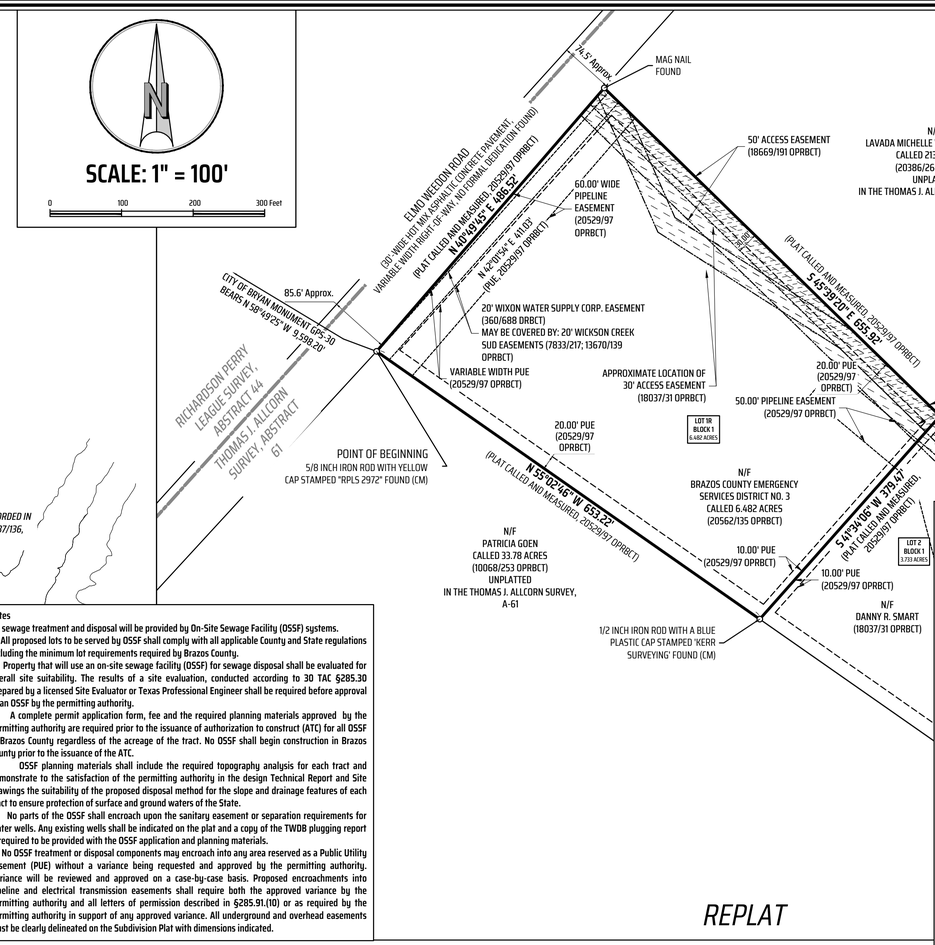
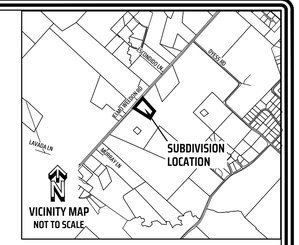


ORIGINAL PLAT



REPLAT



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. 48041C0220F, REVISED DATE: 05-16-2012, REFERENCED ON 08-03-2026.

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.

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 1.00011208235840 (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.

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, 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. 2656108225). 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.

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.

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.

THIS TRACT LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BRYAN.

THE PURPOSE OF THIS REPLAT IS TO REMOVE THE 20 FOOT PUBLIC UTILITY EASEMENT FOLLOWING THE GRAVEL DRIVE.

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 TWDB 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.

BRAZOS COUNTY SUBDIVISION REGULATION NOTES:

1. 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.

2. 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.

3. 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.

4. 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.

5. 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 THOROUGHFARES 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 THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTION ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.

6. 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.

7. 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, _____ BRAZOS COUNTY EMERGENCY SERVICES DISTRICT NO. 3, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME IN THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY IN VOLUME 20562, PAGE 135, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

_____
_____, _____

LEGEND:

ORBCT = 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

RCP = REINFORCED CONCRETE DRAIN PIPE

APPROXIMATE LOCATION OF BURIED GAS LINE — GAS —

APPROXIMATE LOCATION OF BURIED WATER LINE — W-12" —

UTILITY POLE

GUY WIRE

PIPE LINE MARKER

ELECTRIC SERVICE

PINFLAG

AERIAL ELECTRIC LINES — AE —

BARBED WIRE FENCE — X — X —

EXISTING ACCESS EASEMENTS

PRIVATE ACCESS EASEMENT

GRAVEL

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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____.

_____
NOTARY PUBLIC, BRAZOS COUNTY, 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.

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

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

I, DUANE PETERS, COUNTY JUDGE OF BRAZOS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY APPROVED BY THE BRAZOS COUNTY, COMMISSIONERS' COURT ON THE _____ DAY OF _____, 20_____.

_____
COUNTY JUDGE, BRAZOS COUNTY, TEXAS

FIELD NOTES DESCRIPTION OF A 6.482 ACRE TRACT THOMAS J. ALLCORN LEAGUE SURVEY, ABSTRACT 61 BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 6.482 ACRES IN THE THOMAS J. ALLCORN LEAGUE SURVEY, ABSTRACT 61, IN BRAZOS COUNTY, TEXAS, BEING LOT 1, BLOCK 1 IN THE SMART ELMO WEEDON SUBDIVISION FILED IN VOLUME 20529, PAGE 97 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT); SAID 6.482 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) the same being the north corner of a called 33.78 acre tract conveyed to Patricia Goen in Volume 10068, Page 253 (OPRBCT), the west corner of said Lot 1, 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 Lot 1, **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 (OPRBCT), the north corner of said Lot 1, and the north corner hereof, from which a 5/8 inch iron rod with red plastic cap stamped "JONES & CARTER" found bears N 41° 47' 09" E, a distance of 1654.34 feet;

THENCE, with the common line of said 213.21 acre tract and said Lot 1, **S 45° 39' 20" E**, for a distance of **655.92 feet** to a 1/2 inch iron rod with a blue plastic cap stamped 'KERR SURVEYING' found in a southwest line of said 213.21 acres and the east corner of said Lot 1, same being the north corner of Lot 2, Block 1 in said subdivision, and the east corner hereof;

THENCE, continuing with the common line of said Lot 1 and said Lot 2, **S 41° 34' 06" W**, for a distance of **379.47 feet** to a 1/2 inch iron rod with a blue plastic cap stamped 'KERR SURVEYING' found for a west corner of said Lot 2, in the northeast line of said 33.78 acres, the south corner of said Lot 1, and for the south corner hereof;

THENCE, with the common line of said Lot 1 and said 33.78 acres, **N 55° 02' 46" W**, for a distance of **653.22 feet** to the POINT OF BEGINNING, and containing 6.482 acres, more or less. Surveyed on the ground March 2026 under my supervision.

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
SMART ELMO WEEDON SUBDIVISION

LOT 1, BLOCK 1
BEING A REPLAT OF 6.482 ACRES
SMART ELMO WEEDON SUBDIVISION LOT 1, BLOCK 1
VOLUME 20529, PAGE 97, OPRBCT
THOMAS J. ALLCORN SURVEY, ABSTRACT 61
BRAZOS COUNTY, TEXAS

Owner: Brazos County Emergency Services District No. 3
3708 EAST 29TH STREET, BRYAN, TEXAS 77802

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

SCALE: 1 INCH = 100 FEET
FIELD SURVEY DATE: 08-28-2026 | PLAT DATE: 08-26-2026
JOB NUMBER: 26-1022 | CAD NAME: 26-1022-S RP
POINT FILE: 23-799 (ctrl); 26-0186 (job)
DRAWN BY: MH CHECKED BY: MK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM