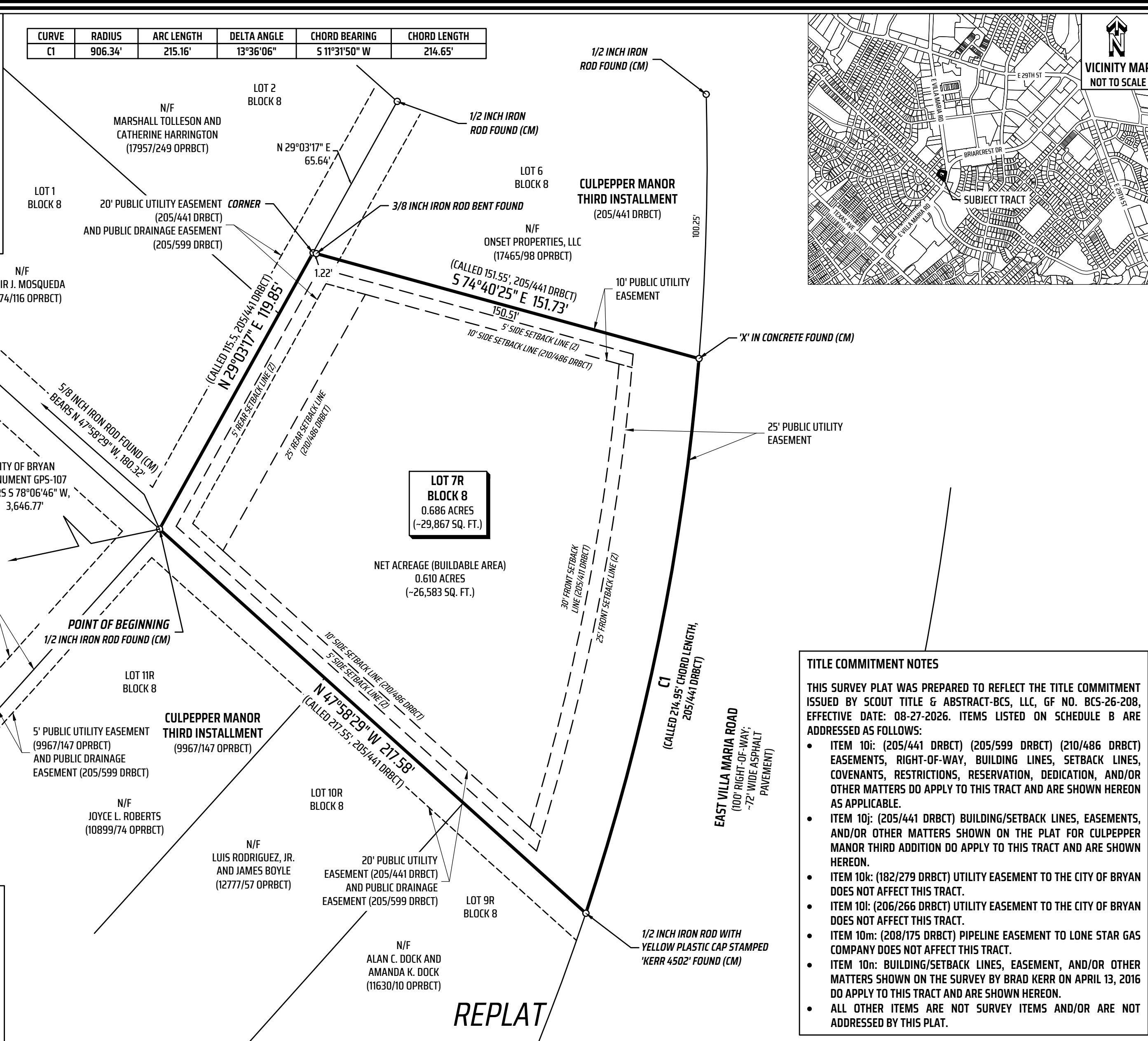
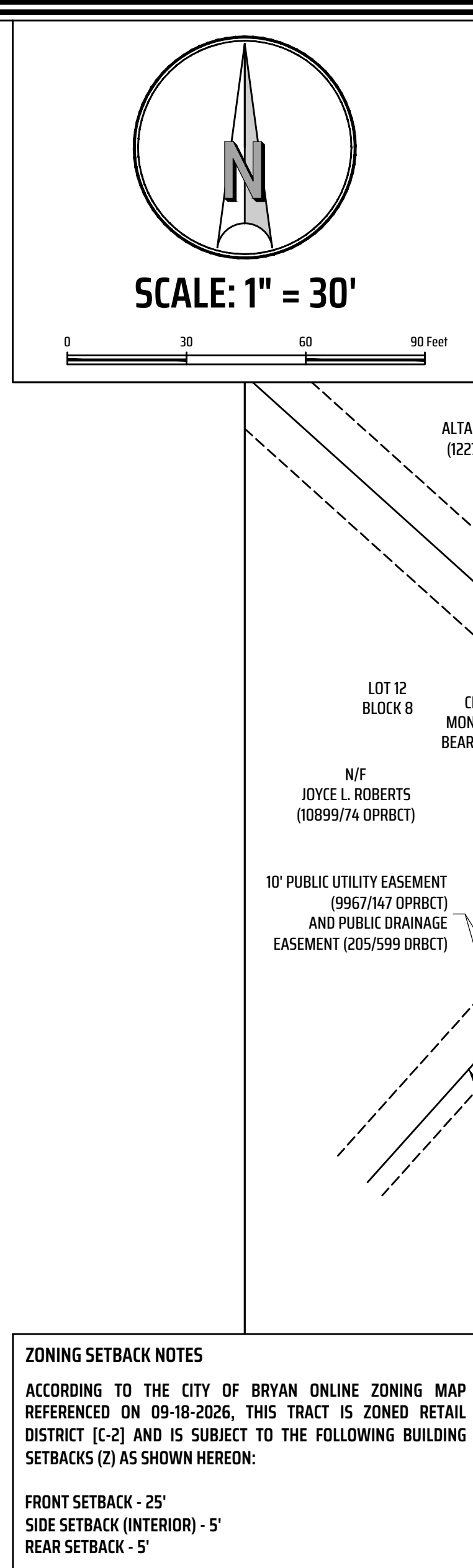
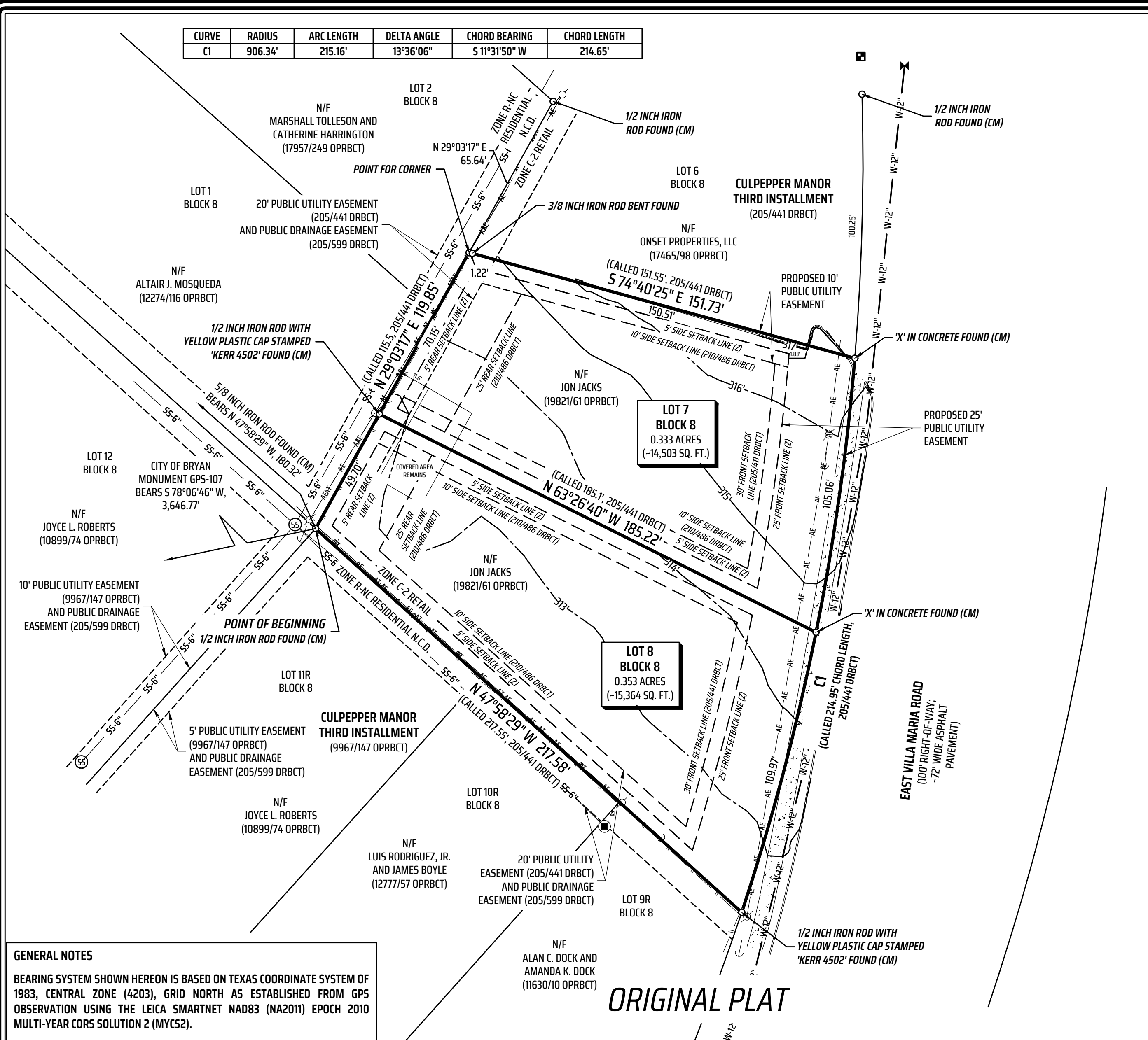




GENERAL NOTES

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 (NAZ01) EPOCH 2010 MULTI-YEAR COR5 SOLUTION 2 (MYC52).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.000110325264501 (CALCULATED USING GEOID12B).

ALL DISTANCES ALONG CURVES ARE CHORD DISTANCES.

(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. 2673664562). 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.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

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 TRACT LIES WITHIN THE CITY LIMITS OF BRYAN.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF _____

I, JON JACKS, THE OWNER AND DEVELOPER 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 19821, PAGE 61, 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.

JON JACKS

STATE OF TEXAS
COUNTY OF _____

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, _____ COUNTY, 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.

FIELD NOTES DESCRIPTION
OF A
0.686 ACRE TRACT
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS

A FIELD NOTES DESCRIPTION OF 0.686 ACRES IN THE ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45, IN BRAZOS COUNTY, TEXAS, BEING LOT 7 AND 8 IN BLOCK 8 OF CULPEPPER MANOR THIRD INSTALLMENT FILED IN VOLUME 205, PAGE 441 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (DRBCT); SAID 0.686 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found at the west corner of said Lot 8, same being at the north corner of Lot 11R, Block 8 of Culpepper Manor Third Installment filed in Volume 9967, Page 147 of the Official Public Records of Brazos County, Texas (OPRBCT), the east corner of Lot 12, Block 8 of said Culpepper Manor Third Installment, and the south corner of Lot 1, Block 8 of said Culpepper Manor Third Installment, from which a 5/8 inch iron rod found bears N 47° 58' 29" W, a distance of 100.26 feet, and from which the City of Bryan Monument GPS-107 bears S 78° 06' 46" W, a distance of 3,646.77 feet;

THENCE, with the northwest lines of said Lot 8 and said Lot 7, common with the southeast lines of said Lot 1 and Lot 2, Block 8 of said Culpepper Manor Third Installment, N 29° 03' 17" E, at a distance of 49.70 feet, passing a 1/2 inch iron rod with a yellow plastic cap stamped 'KERR 4502' found, and continuing for a total distance of 119.85 feet to a point for corner at the north corner of said Lot 7 and in the southeast line of said Lot 2, same being the west corner of Lot 6, Block 8 of said Culpepper Manor Third Installment from which a 1/2 inch iron rod found bears N 29° 03' 17" E, a distance of 65.64 feet;

THENCE, with the common line of said Lot 7 and said Lot 6, S 74° 40' 25" E, at a distance of 1.22 feet, passing a 3/8 inch iron rod bent found, and continuing for a total distance of 151.73 feet to an "X" in concrete found at the east corner of said Lot 7 and the south corner of said Lot 12, Block 8 of said Culpepper Manor Third Installment, from which a 5/8 inch iron rod found bears N 47° 58' 29" W, a distance of 100.26 feet, and from which the City of Bryan Monument GPS-107 bears S 78° 06' 46" W, a distance of 3,646.77 feet;

THENCE, with the common line of said Lot 7 and said Lot 6, S 74° 40' 25" E, at a distance of 1.22 feet, passing a 3/8 inch iron rod bent found, and continuing for a total distance of 151.73 feet to an "X" in concrete found at the east corner of said Lot 7 and the south corner of said Lot 12, Block 8 of said Culpepper Manor Third Installment, from which a 5/8 inch iron rod found bears N 47° 58' 29" W, a distance of 100.26 feet, and from which the City of Bryan Monument GPS-107 bears S 78° 06' 46" W, a distance of 3,646.77 feet;

THENCE, with the east lines of said Lot 7 and said Lot 8 and along the west right-of-way line of East Villa Maria Road, with a curve to the right, having a radius of 906.34 feet, an arc length of 215.16 feet, a delta angle of 13° 36' 06", and a chord which bears S 11° 31' 50" W, at a distance of 214.65 feet, passing an "X" in concrete found, and continuing for a total distance of 214.65 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'KERR 4502' at the south corner of said Lot 8 and in the west line of East Villa Maria, same being the east corner of Lot 9R, Block 8 of said Culpepper Manor Third Installment;

THENCE, with the southwest line of said Lot 8, common with the northeast lines of said Lot 9R, Lot 10R, Block 8 in said Culpepper Manor Third Installment, and said Lot 11R, N 47° 58' 29" W, for a distance of 217.58 feet to the **POINT OF BEGINNING** hereof and containing 0.686 acres, more or less. Surveyed on the ground September 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

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. 48041Q215F, REVISED DATE: 04-02-2014, REFERENCED ON 09-18-2026.

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.

FINAL PLAT OF CULPEPPER MANOR THIRD INSTALLMENT

LOT 7R, BLOCK 8
BEING A REPLAT OF 0.686 ACRES
LOTS 7 & 8, BLOCK 8
VOLUME 205, PAGE 441 DRBCT
ZENO PHILLIPS LEAGUE SURVEY, ABSTRACT 45
BRYAN, BRAZOS COUNTY, TEXAS

OWNER: JON JACKS
1000 ORCHARD STREET, LONGVIEW, TEXAS 75605



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

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 09-01-2026 | PLAT DATE: 10-06-2026
JOB NUMBER: 26-1075 | CAD NAME: 26-1075-5 RP
POINT FILE: 26-1075
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