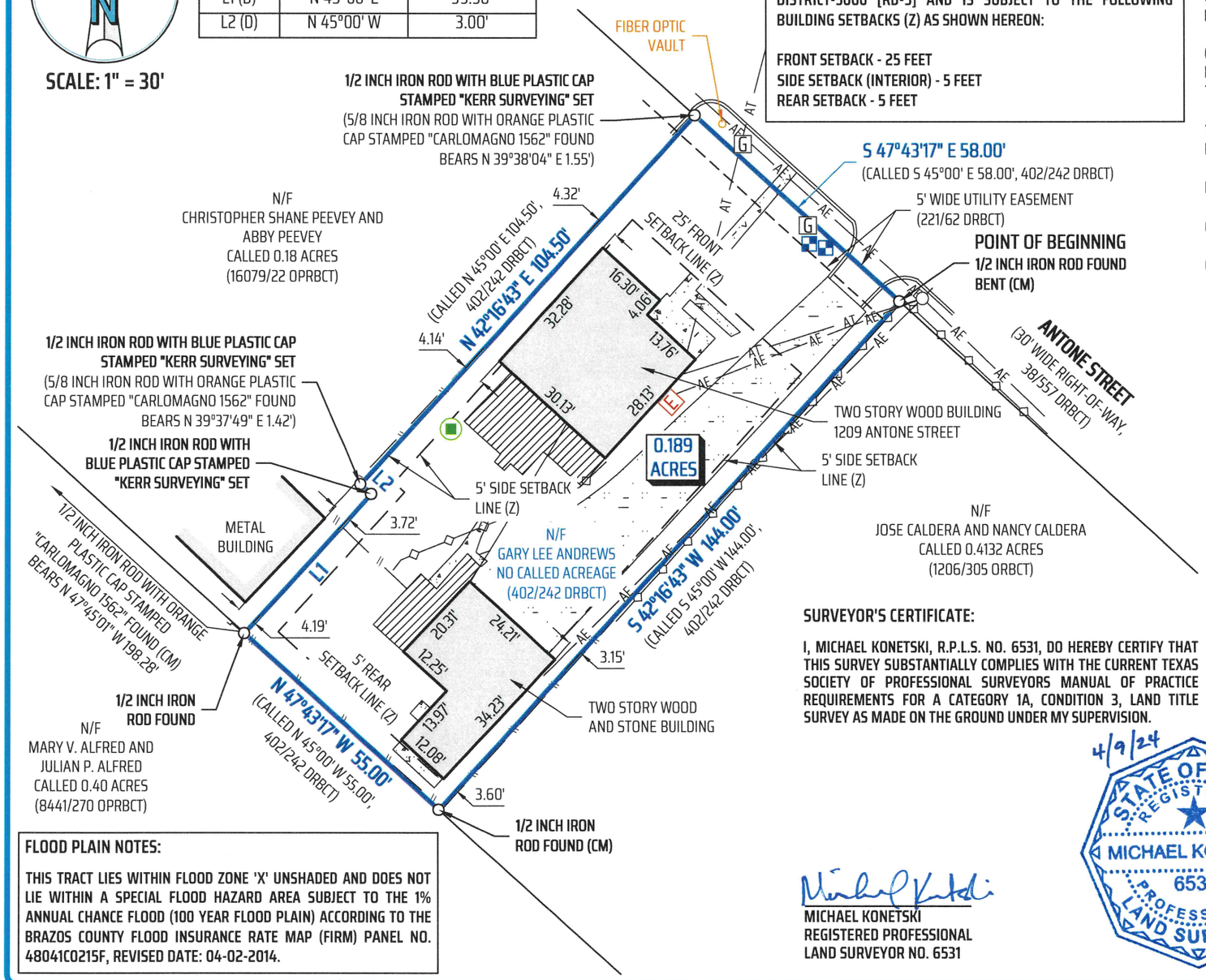
LINE	BEARING	DISTANCE
L1	N 42°16'43" E	39.50'
L2	N 47°43'17" W	3.00'
L1 (D)	N 45°00' E	39.50'
L2 (D)	N 45°00' W	3.00'

SCALE: 1" = 30'



ZONING SETBACK NOTES

ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 04/09/2024, THIS TRACT IS ZONED RESIDENTIAL DISTRICT-5000 [RD-5] AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

FRONT SETBACK - 25 FEET
SIDE SETBACK (INTERIOR) - 5 FEET
REAR SETBACK - 5 FEET

LEGEND:

DRBCT = 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

(D) = PER DEED, 402/242 DRBCT

- WATER METER
- CLEAN OUT
- UTILITY POLE
- GAS METER
- ELECTRIC SERVICE
- AERIAL TELEPHONE LINES — AT —
- AERIAL ELECTRIC LINES — AE —
- WOOD FENCE
- CHAIN LINK FENCE
- DECK
- CONCRETE
- GRAVEL
- CURB

GENERAL NOTES

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).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00011386942711 (CALCULATED USING GEOID12B).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY UNIVERSITY TITLE COMPANY, GF NO. 2403518CS, EFFECTIVE DATE: 03/27/2024. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10g: RIGHT-OF-WAY EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 221, PAGE 62 (DRBCT) DOES CROSS THIS TRACT AS SHOWN.
- ITEM 10h: SEWER EASEMENT TO THE CITY OF BRYAN RECORDED IN VOLUME 913, PAGE 382 (ORBCT) DOES AFFECT THIS TRACT. EASEMENT IS NOT SUFFICIENTLY DESCRIBED TO LOCATE.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

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.

BUYER	LAWRENCE F. GUSEMAN III AND RYAN GOLCHUK
TITLE COMPANY	UNIVERSITY TITLE COMPANY
G.F. No.	2403518CS

SURVEYOR'S CERTIFICATE:

I, MICHAEL KONETSKI, R.P.L.S. NO. 6531, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY AS MADE ON THE GROUND UNDER MY SUPERVISION.

4/9/24

STATE OF TEXAS REGISTERED MICHAEL KONETSKI 6531 PROFESSIONAL LAND SURVEYOR

MICHAEL KONETSKI
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6531

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. 48041C0215F, REVISED DATE: 04-02-2014.

TSPS STANDARD LAND SURVEY PLAT
OF A
0.189 ACRE TRACT
BEING ALL OF A TRACT WITH NO CALLED ACREAGE
VOLUME 402, PAGE 242 DRBCT
JOHN AUSTIN LEAGUE SURVEY, ABSTRACT 2
BRYAN, BRAZOS COUNTY, TEXAS

KERR SURVEYING

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

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 04-02-2024 | PLAT DATE: 04-09-2024
JOB NUMBER: 24-365 | CAD NAME: 24-365-TITLE
POINT FILE: 24-365 (cont)
DRAWN BY: MS CHECKED BY: MK

PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM