

**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 M4003 (M4201) EPOCH 2010 MULTI-YEAR CONS SOLUTION 2 (MVC2).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00002465016404 (CALCULATED USING GEOID20B).

(P) INDICATES THE PLAT OF THE AGGIELAND BUSINESS PARK, PHASE 3D, FILED IN VOLUME 15093, PAGE 62, OPBRECT.

ALL BEARINGS AND DISTANCES ARE PLAT CALLED AND MEASURED (P).

ALL PROPERTY CORNERS ARE A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND UNLESS NOTED OTHERWISE.

THIS SURVEY WAS PREPARED TO REFLECT THE TITLE SURVEYOR LIC LETTER ISSUED BY LAWYERS TITLE COMPANY, GP NO. 546900, DATE: APRIL 11TH, 2023. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

ITEM 100: BUILDING LINES, AND ANY AND ALL EASEMENTS AS SHOWN ON PLAT FILED IN VOLUME 15093, PAGE 62 OPBRECT, **AFFECTS AS SHOWN.**

ITEM 100: BUILDING LINES AND ANY AND ALL EASEMENTS AS FILED IN VOLUME 7959, PAGE 1, OPBRECT, **AFFECTS AS SHOWN (P).**

ITEM 100: BLANKET EASEMENT TO THE CITY OF BRYAN IN VOLUME 98, PAGE 299, OPBRECT, **DOES APPLY BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.**

ITEM 100: BLANKET EASEMENT TO BRUSHY WATER SUPPLY IN VOLUME 259, PAGE 272, OPBRECT, ASSIGNED TO WELLBORN SUD (6379/287) OPBRECT, **DOES APPLY, BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.**

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

**SURVEYOR'S CERTIFICATE:**

I, NATHAN PAUL KERR, R.P.L.S. NO. 6834, 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.

NATHAN PAUL KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6834



4/28/2023

LEGEND:

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/P = NOW OR FORMERLY

( ) = RECORD INFORMATION

☒ WATER METER

☒ CHAIN LINK FENCE

HDP = HIGH DENSITY POLYETHYLENE PIPE

**LAND TITLE SURVEY**  
OF  
LOTS 25 AND 26, BLOCK 6  
AGGIELAND BUSINESS PARK, PHASE 3D  
VOLUME 15093, PAGE 62 OPBRECT  
J.H. JONES SURVEY, ABSTRACT 26  
COLLEGE STATION, BRAZOS COUNTY, TEXAS

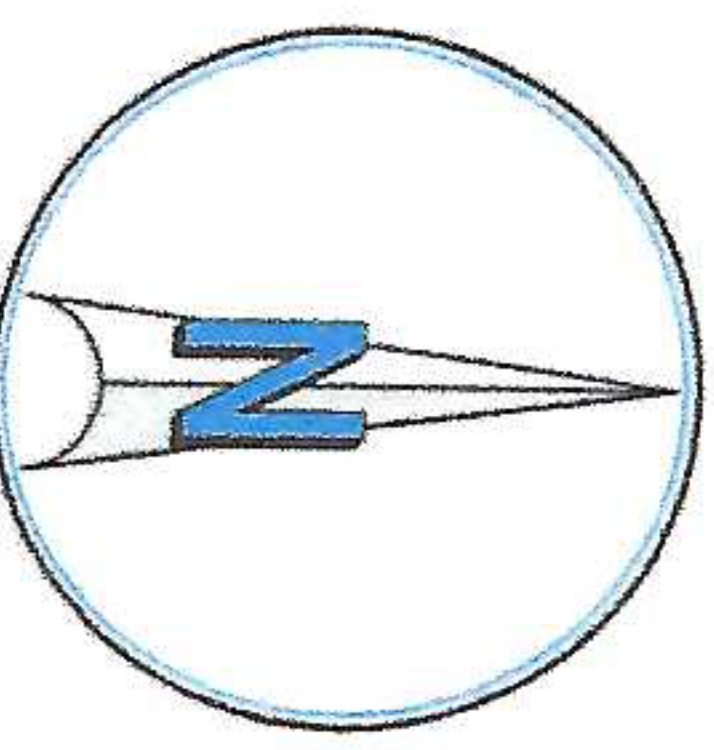
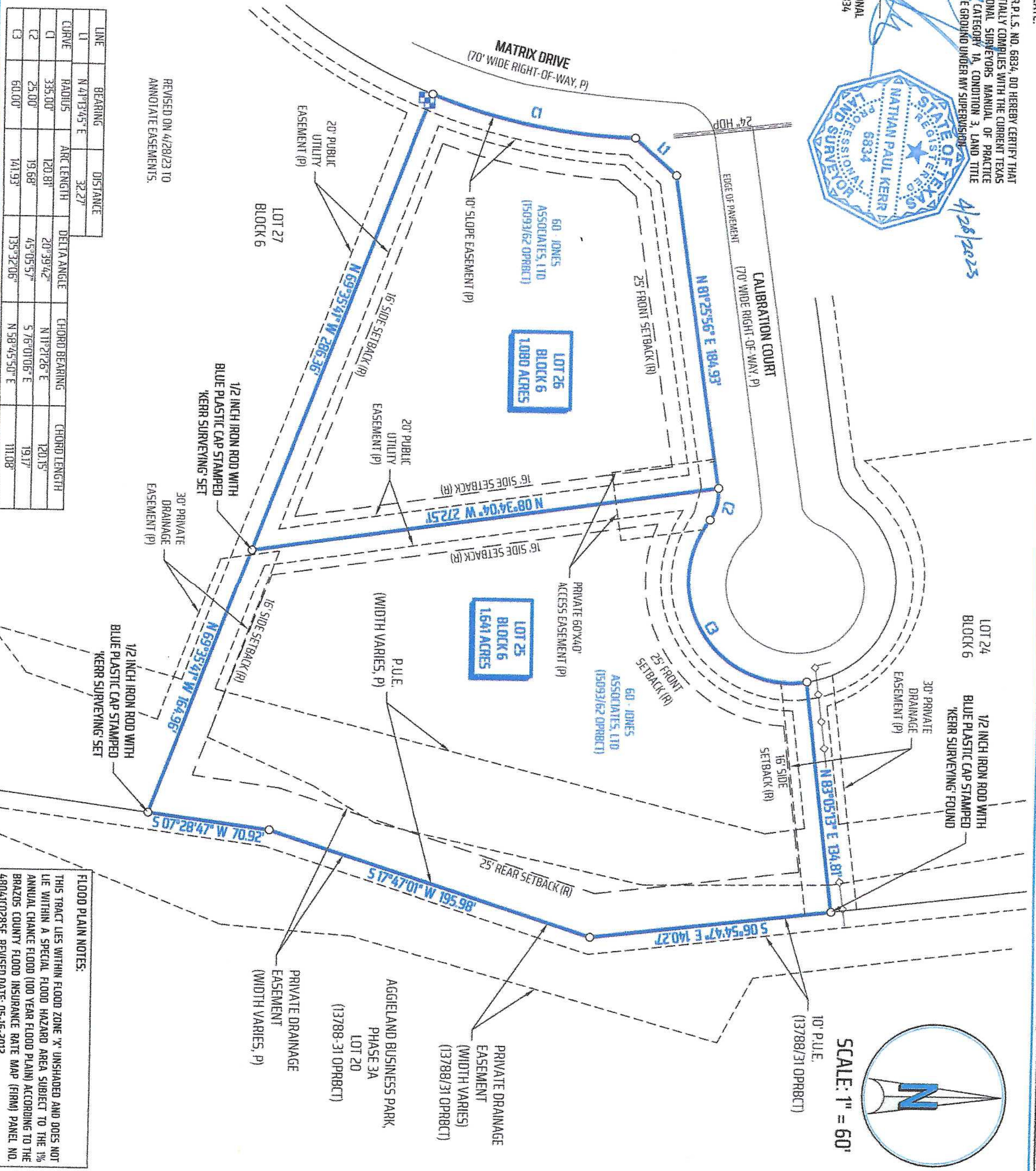
SCALE: 1 INCH = 60 FEET  
SURVEY DATE: 04-21-2023 | PLAT DATE: 04-24-2023  
JOB NUMBER: 23-362 | CAD NAME: 23-362-TITLE  
POINT FILE: 23-362-ALL  
DRAWN BY: RCU CHECKED BY: NPK  
PREPARED BY: KERR SURVEYING, LLC  
TBEETS FIRM#10018500  
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803  
PHONE: (979) 268-3195  
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

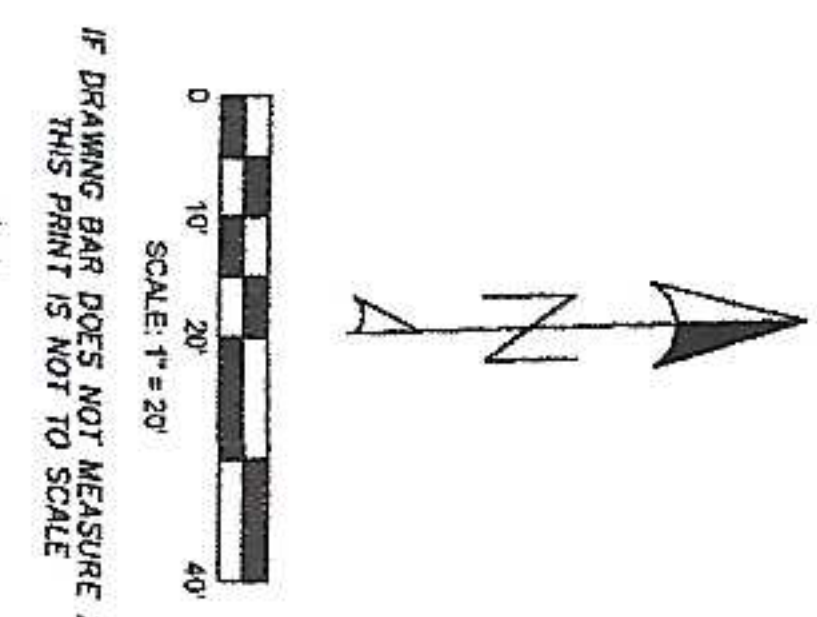
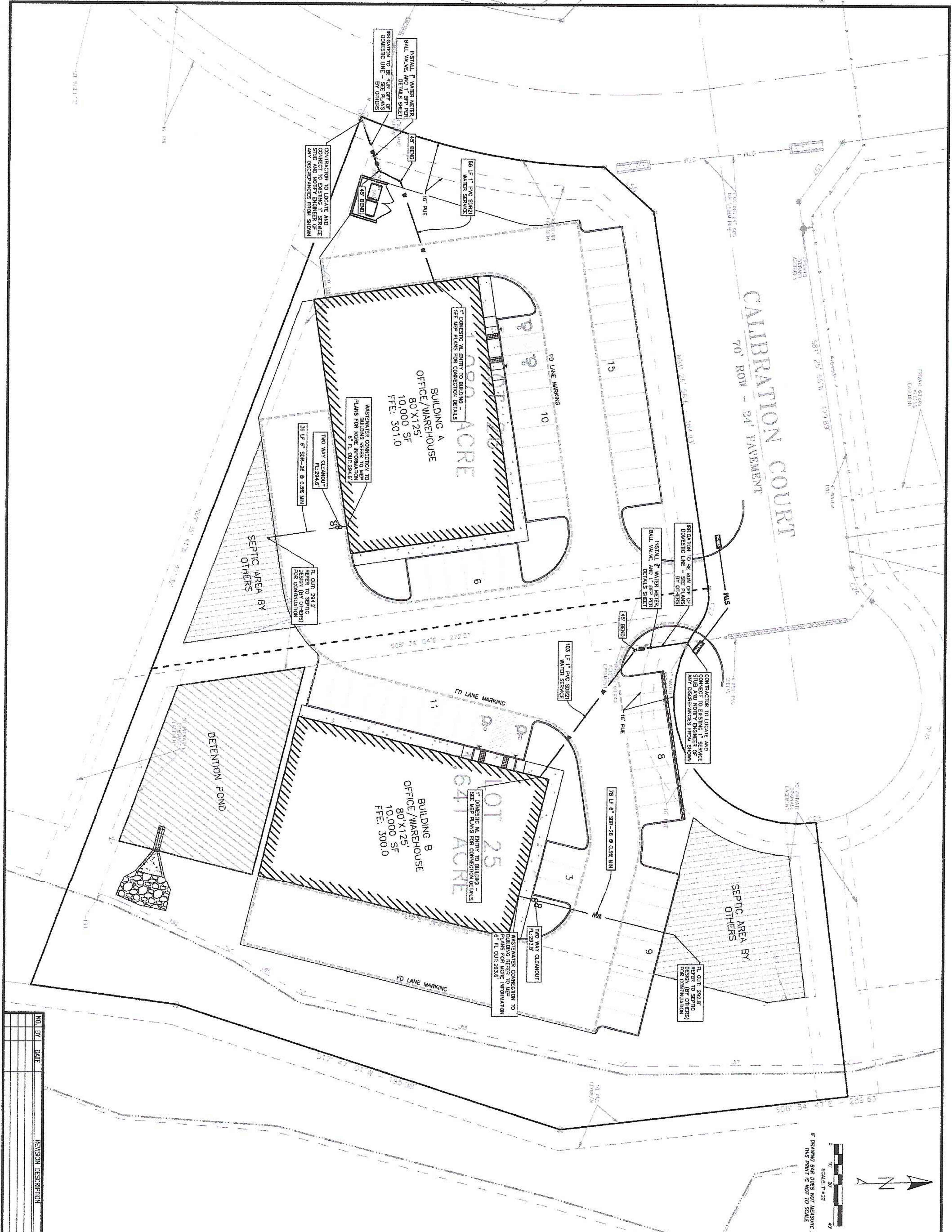


LINE	BEARING	DISTANCE	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	N 41°13'45" E	32.27'			
C1	335.00"	120.81'	20°39'42"	N 11°21'26" E	120.15'
L2	25.00"	19.68'	45°05'57"	S 76°01'06" E	19.17'
L3	60.00"	141.93'	135°32'06"	N 58°45'50" E	111.08'

REVISED ON 4/28/23 TO ANNOTATE EASEMENTS.

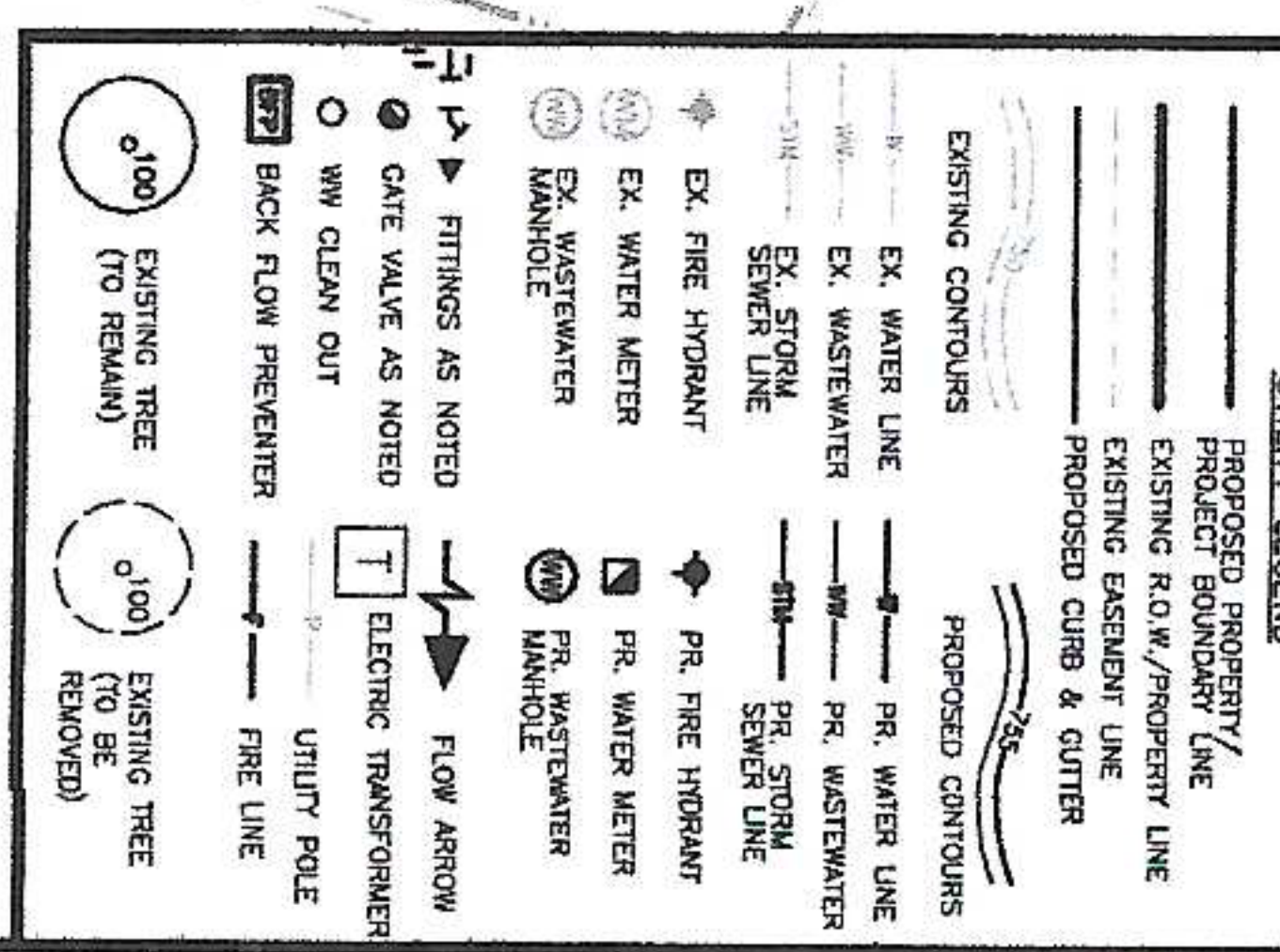
**FLOOD PLAIN NOTES:**  
THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (IRIM) PANEL NO. 4804100285E, REVISED DATE: 05-16-2012.





THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF TBR#LS#124404, ON 1/23/2023, FOR THE PURPOSES OF REVIEW AND COMMENT ONLY. THIS PLAN IS NOT TO BE USED FOR APPROVAL BY THE APPLICABLE GOVERNMENT AUTHORITIES.

THIS PLAN SET FOR REVIEW ONLY AND FOR CONSTRUCTION



NOTES:  
1. WARNING: CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO BE RESPONSIBLE FOR ANY DISCREPANCIES, DAMAGE, OR DELAYS.  
2. IMPORTANT: A MINIMUM 24" SEPARATION DISTANCE IS REQUIRED AT ALL WATER AND WASTEWATER CROSSINGS. CENTER ONE JOINT TAC 280.44(4)(4)(B)(1) NOTIFY ENGINEER IMMEDIATELY IF NOT ABLE TO MAINTAIN.  
3. IMPORTANT: THE PROPOSED SEPARATION DISTANCE BETWEEN WATER AND WASTEWATER CROSSINGS SHALL BE A MINIMUM PRESSURE DRAINING OF 120 PSI SHALL BE USED. A MINIMUM SEPARATION DISTANCE OF 4 INCHES BETWEEN CURBS SHALL BE BELOW WATER, AND JOINTS SHALL BE LOCATED AS FAR AS POSSIBLE FROM THE INTERSECTION. IN ACCORDANCE WITH THE TITLE 26 (17)(3)(4).  
4. ALL NON-CORROSIVE MATERIALS INCLUDING GAS, ELECTRIC, AND TELEPHONE LINES SHALL BE MAINTAINED UNDERGROUND AND NOT CHANGED TO WATER LINES. WASTEWATER SHALL BE MAINTAINED UNDERGROUND AND NOT CHANGED TO WATER LINES. WASTEWATER SHALL BE MAINTAINED UNDERGROUND AND NOT CHANGED TO WATER LINES. WASTEWATER SHALL BE MAINTAINED UNDERGROUND AND NOT CHANGED TO WATER LINES.  
5. DRY UTILITIES ARE NOT PROPOSED OR DESIGNED WITHIN THIS PLAN SET.  
6. SHOULD IRRIGATION PLAN BE REQUIRED BY THE COUNTY, DESIGN TO BE RUN FROM THE DOMESTIC LINE AND DESIGNED BY OTHERS.  
7. OSPF TO BE DESIGNED BY OTHERS.

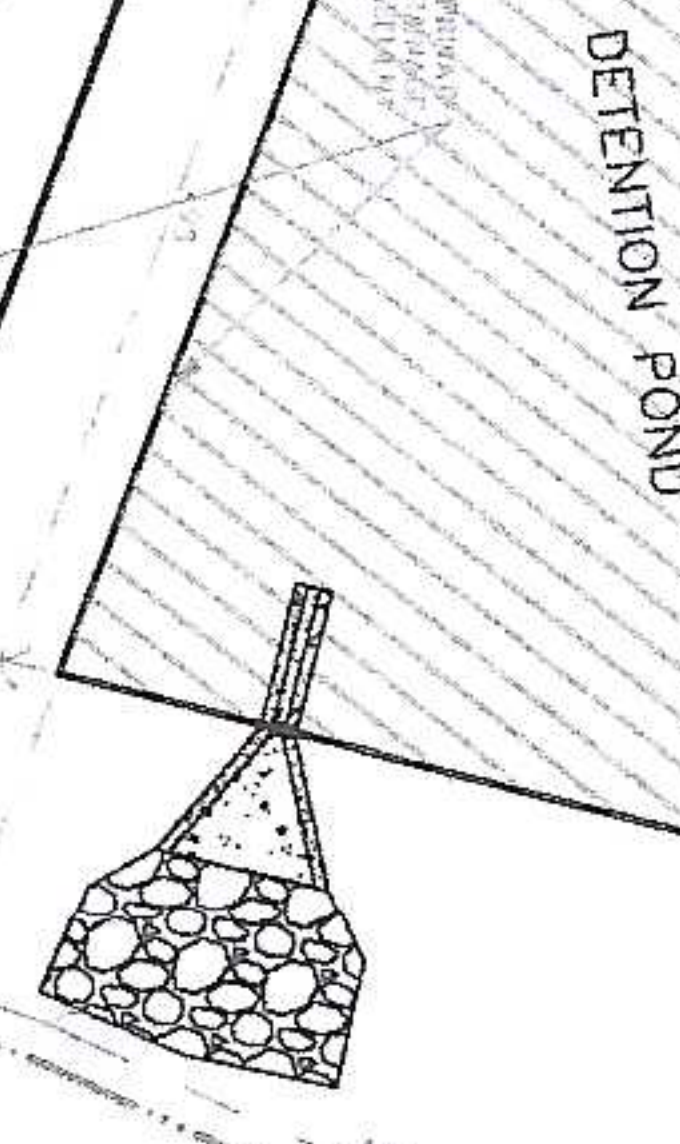
**LOT 25**  
641 ACRES  
OFFICE/WAREHOUSE  
80' X 125'  
10,000 SF  
FFE: 300.0

**LOT 26**  
641 ACRES  
OFFICE/WAREHOUSE  
80' X 125'  
10,000 SF  
FFE: 301.0

**CALIBRATION COURT**  
70' ROW - 24' PAVEMENT

SEPTIC AREA BY OTHERS

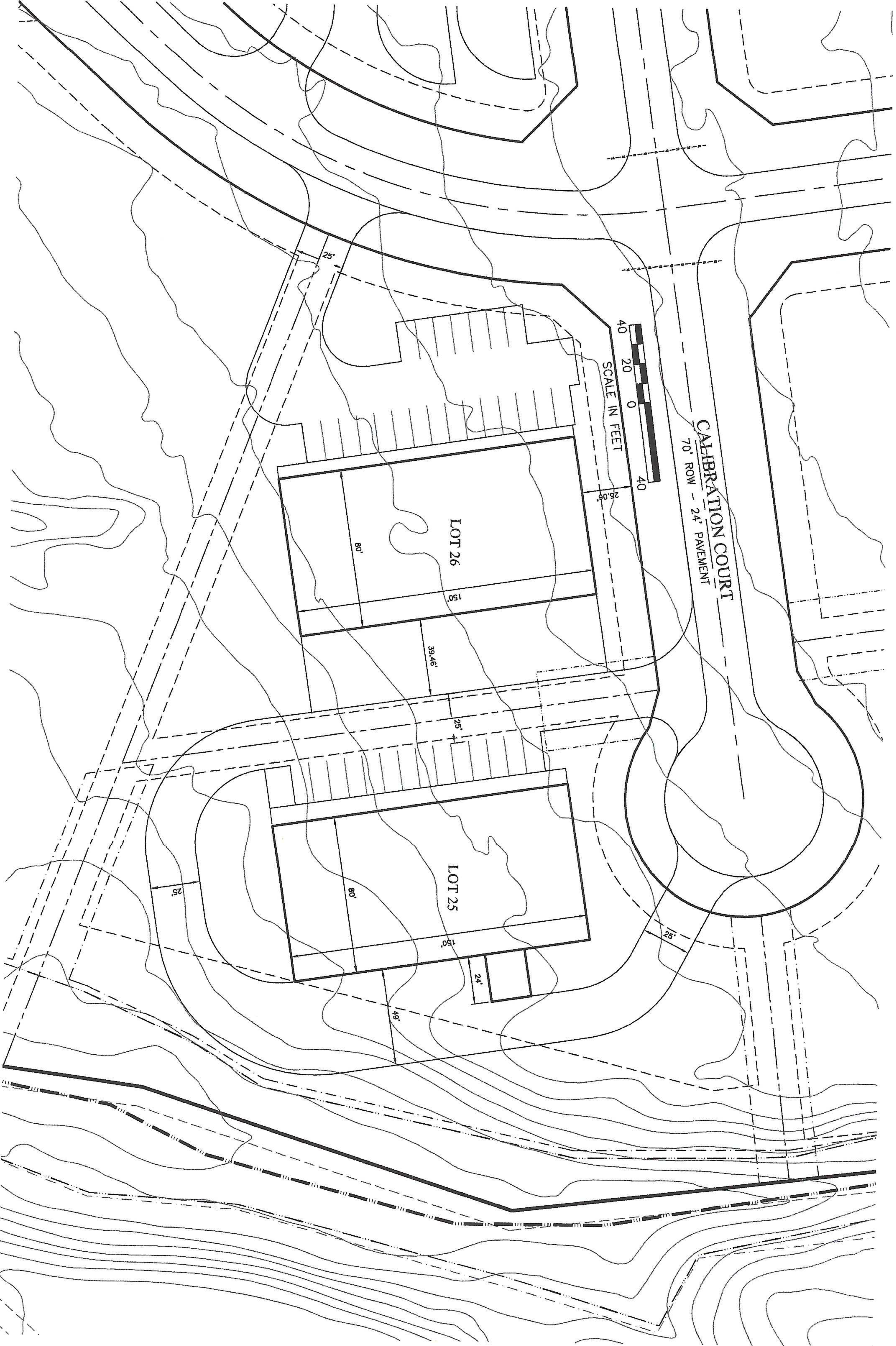
SEPTIC AREA BY OTHERS



NO.	BY	DATE	REVISION DESCRIPTION

**SANDLIN**  
SERVICES LLC  
4501 WASHINGTON VALLEY DRIVE UNIT 27 AUSTIN, TX 78727  
TEL: 512.835.1111 FAX: 512.835.1112  
WWW.SANDLIN-SERVICES.COM

**UTILITY PLAN**  
**LOT 25 & 26**  
**MATRIX**



CALIBRATION COURT  
70' ROW - 24' PAVEMENT

SCALE IN FEET  
40 20 0 40

LOT 26

LOT 25

80'

80'

150'

150'

39.46'

24'

25'

25'

48'

152'