LINE BEARING DISTANCE L1 N 07°19'46" W 33.76' L2 S 54°54'35" E 36.01'	
CURVE RADIUS ARC LENGTH DELTA ANGLE CHORD BEARING CHORD LENGTH C1 1,201.78' 197.51' 9°25'00" N 35°29'23" E 197.29' C2 1,097.50' 69.44' 3°37'30" N 32°35'49" E 69.43'	
C2 1,097.50' 69.44' 3°37'30" N 32°35'49" E 69.43 C3 400.00' 89.99' 12°53'22" 5 48°00'45" E 89.80'	
BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 CALLED 0.161 ACRE LANDSCAPED AREA (17412/78 OPRBCT; TRACT 1) BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 CALLED 0.398 ACRE LANDSCAPED AREA (17412/78 OPRBCT; TRACT 3) BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 CALLED 0.398 ACRE LANDSCAPED AREA (17412/78 OPRBCT; TRACT 3) COLUMN 18287/148 OPRBCT) COLUMN 18287/148 OPRBCT) COLUMN 18287/148 OPRBCT) COLUMN 18287/148 OPRBCT) COLUMN 18287/148 OPRBCT)	
(B) BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 CALLED 0.223 ACRE LANDSCAPED AREA (17412/78 OPRBCT; TRACT 2) BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 CALLED 0.414 ACRE LANDSCAPED AREA (17412/78 OPRBCT; TRACT 2) (10)	
SOUTHERN POINTE PARKWAY (105' RIGHT-OF-WAY, 17135/211 OPRBCT) 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED 'JONES[CARTER' FOUND (CM)	
N/F SOUTHERN POINTE, LLC, A TEXAS LIMITED LIABILITY COMPANY (18287/148 OPRBCT)	
N/F SOUTHERN POINTE, LLC, A TEXAS LIMITED LIABILITY COMPANY PORTION OF REMAINDER OF CALLED 33.914 ACRE TRACT (IS877/20 OPRBCT) VARIABLE WIDTH PUBLIC UTILITY EASEMENT (18287/148 OPRBCT)	
105' ACCESS EASEMENT (13736/283 & 15028/47 OPRBCT) 10' WIDE PUBLIC UTILITY & LANDSCAPE EASEMENT (18287/148 OPRBCT)	
EASEMENT (18287/148 OPRBCT) 25' WIDE BRAZOS COUNTY MUD NO. 1 DRAINAGE EASEMENT	
5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED 'JONES CARTER' FOUND (CM) 20' WIDE PUBLIC 20' WIDE PUBLIC 20' WIDE PUBLIC	
LOT 2 RI OCK 81 UTILITY EASEMENT (18287/148 OPRBCT)	
VARIABLE PUBLIC ACCESS EASEMENT (18287/148 OPRBCT) 3.45 ACS	
25' WIDE PRIVATE ACCESS EASEMENT (18287/148 OPRBCT)	
25' WIDE BRAZOS COUNTY MUD NO. 1 DRAINAGE EASEMENT (18287/148 OPRBCT)	
25' WIDE BRAZOS COUNTY MUD NO. 1 DRAINAGE EASEMENT (18287/148 OPRBCT) 10' WIDE PUBLIC UTILITY EASEMENT (18287/148 OPRBCT)	
5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED 'JONES CARTER' FOUND (CM) PIDE 25' W.	
N 5405 Me CON Me CON	
7.69 ACRES COMMON AREA C115 AND BRAZIOS COUNTY MUD No. 1 DRAINAGE EASEMENT SOUTHERN POINTE SUBDIVISION SECTION 115 (PLAT, 18287/148 OPRBCT)	
ACRE RICANS THE BUILD VARIABLE WIDTH	
ELECTRICAL EASEMENT CALLED 0.78 ACRES (13420/61 OPRBCT) (13420/61 OPRBCT)	

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE 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) MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999059410912 (CALCULATED USING GEOID12B).

UNLESS OTHERWISE NOTED, PROPERTY CORNERS ARE 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED 'KERR SURVEYING' OR 'X' IN CONCRETE TO BE SET AFTER CONSTRUCTION OF CONCRETE DRIVES WITHIN THE PRIVATE ACCESS EASEMENTS.

PROPERTY LINE DIMENSIONS SHOWN ARE PLAT CALL (18287/148 OPRBCT) AND MEASURED.

(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. F221285, EFFECTIVE DATE: 10-24-2022. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10d: SOUTHERN POINTE RESTRICTIONS (15485/143 OPRBCT) DO APPLY TO THIS TRACT. SOUTHERN POINTE DEVELOPMENT, INC. RESERVES THE RIGHT TO GRANT PUBLIC UTILITY EASEMENTS, RIGHTS-OF-WAY, OR COMMON AREAS ALONG EITHER OR BOTH SIDES OF LOT LINES, WITH A MAXIMUM OF 7.5 FEET ON EACH SIDE OF LOT LINE, & RETAINS A BLANKET EASEMENT FOR CABLE, SPRINKLERS, MAINTENANCE, AND LANDSCAPING, BUT THESE HAVE NO PLOTTABLE DESCRIPTIONS AND ARE NOT SHOWN HEREON.
- ITEM 10f: RIGHTS OF INGRESS AND EGRESS RESERVED IN PARTIAL RELEASE OF EASEMENT (13644/17 OPRBCT) DO AFFECT THIS TRACT.
 ITEM 10i: SEWER LINE AFFECTED BY AGREEMENT (8348/46 OPRBCT)
- DOES NOT CROSS THIS TRACT.

 ITEM 10j: EASEMENT TO THE CITY OF BRYAN (13420/461 OPRBCT)
- DOES CROSS THIS TRACT AS SHOWN HEREON.

 ITEM 10k: EASEMENT TO ATMOS ENERGY CORP. (14729/191 OPRBCT)
- DOES CROSS THIS TRACT HEREON.

 ITEM 101: BUILDING LINES IN DEVELOPMENT AGREEMENT (12656/190
- OPRBCT) DO APPLY TO THIS TRACT AS SHOWN HEREON. SEE ZONING
 NOTE.

 ITEM 10qq: EASEMENT CREATED BY PLAT (18287/148 OPRBCT) DO
- AFFECT/CROSS THIS TRACT AS SHOWN HEREON.
 ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

LEGEND:

DRBCT = DEED RECORDS OF
BRAZOS COUNTY, TEXAS

ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY,

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

() = RECORD INFORMATION

SANITARY SEWER MANHOLE
STORM SEWER MANHOLE

WATER VALVE

FIRE HYDRANT

▲ STREET SIGN

Ø UTILITY POLE

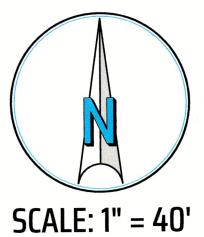
☐ LIGHT POLE/STANDARD

PIPE LINE MARKERFIBER OPTIC MARKER

AERIAL ELECTRIC LINES

CONCRETE

BRICK WALKWAY/COLUMN



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. 48041C0350E, REVISED DATE: 05-16-2012.

ZONING SETBACK NOTES

ACCORDING TO THE DEVELOPMENT AGREEMENT (12656/190 OPRBCT) THESE TRACTS ARE SUBJECT TO THE FOLLOWING BUILDING SETBACKS AS SHOWN HEREON:

FRONT SETBACK - 20 FEET
SIDE SETBACK (INTERIOR) - 5 FEET
SIDE SETBACK (STREET) - 15 FEET
REAR SETBACK - 20 FEET

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

NATHAN PAUL KERR REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6834

LAND TITLE SURVEY PLAT

OF

LOT 2, BLOCK 81

SOUTHERN POINTE SUBDIVISION, SECTION 401

VOLUME 18287, PAGE 148 OPRBCT

STERRETT D. SMITH LEAGUE SURVEY, ABSTRACT 210

BRAZOS COUNTY, TEXAS

facts must be uncovered" **SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM**



to gain over another, the

SCALE: 1 INCH = 40 FEET
SURVEY DATE: 12-12-2022 | PLAT DATE: 12-13-2022
JOB NUMBER: 22-1027 | CAD NAME: 22-1027-TITLE-S
POINT FILE: SOUTHERN POINTE (cont); 22-1027 (job)
DRAWN BY: WJB CHECKED BY: NPK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195