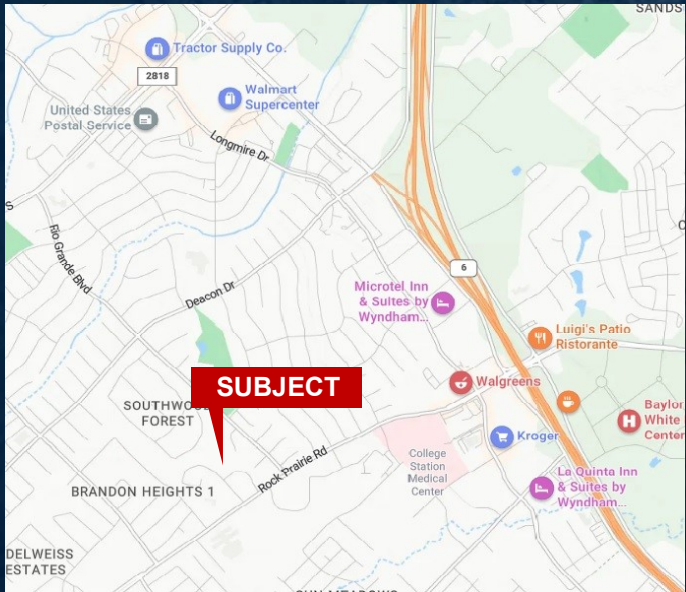


LAND—GROUND LEASE OR BUILD TO SUIT

1103 Rock Prairie Road

TXSRA.COM

COLLEGE STATION, TEXAS



GROUND LEASE / BUILD TO SUIT
±1.11 Acres

For more information or to schedule a tour, please contact:

ROBERT YOUNG
979.324.1717 Cell
robertyoung@txsra.com

Demographics 2017

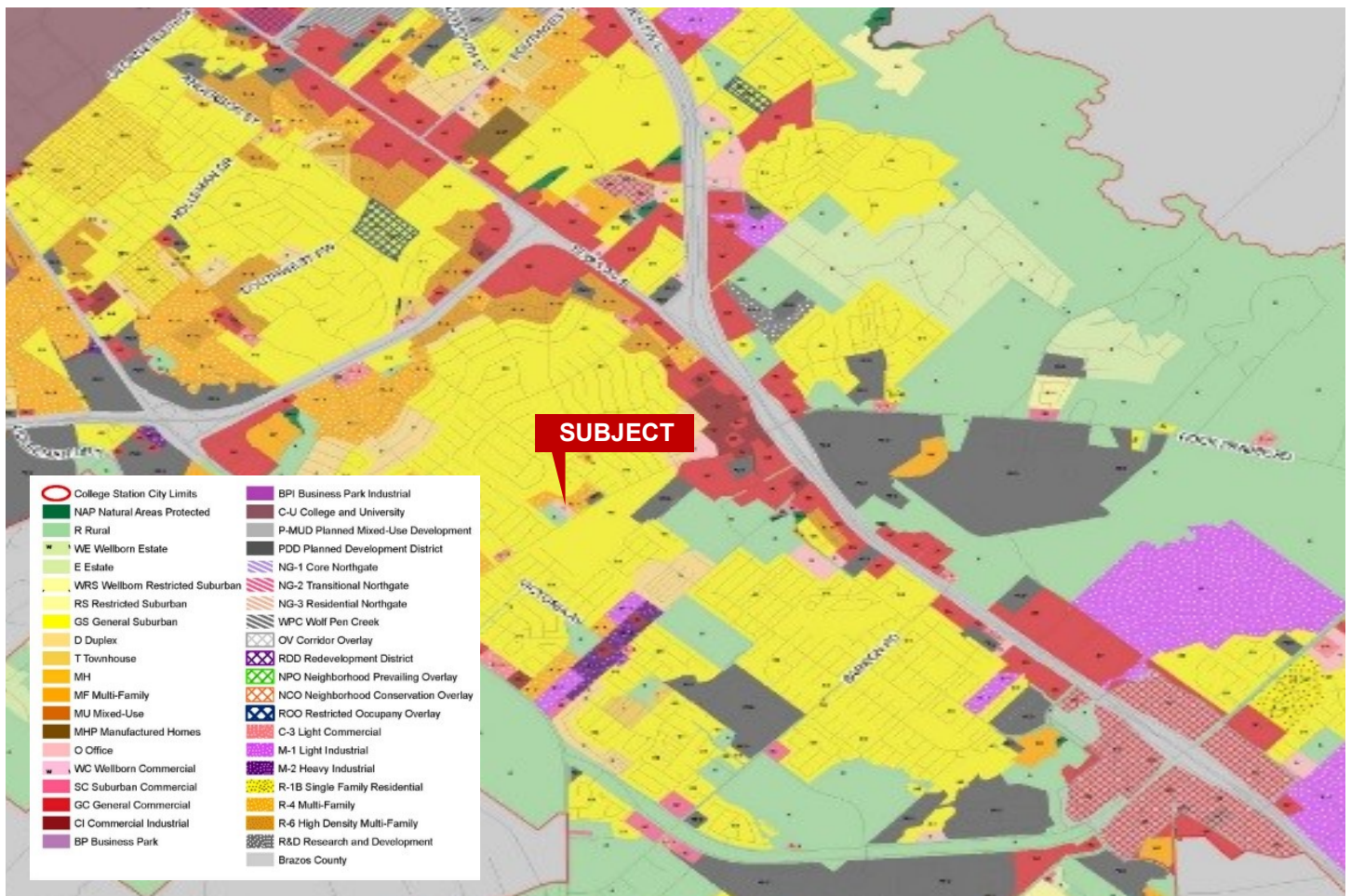
	1 mile	3 miles	5 miles
Population	4,998	60,886	190,516
Households	1,805	19,320	60,066
Average HH Income	\$65,083	\$94,451	\$105,232
Traffic Count Avg	58,000 VPD per TXDOT		

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College Station Zoning Map



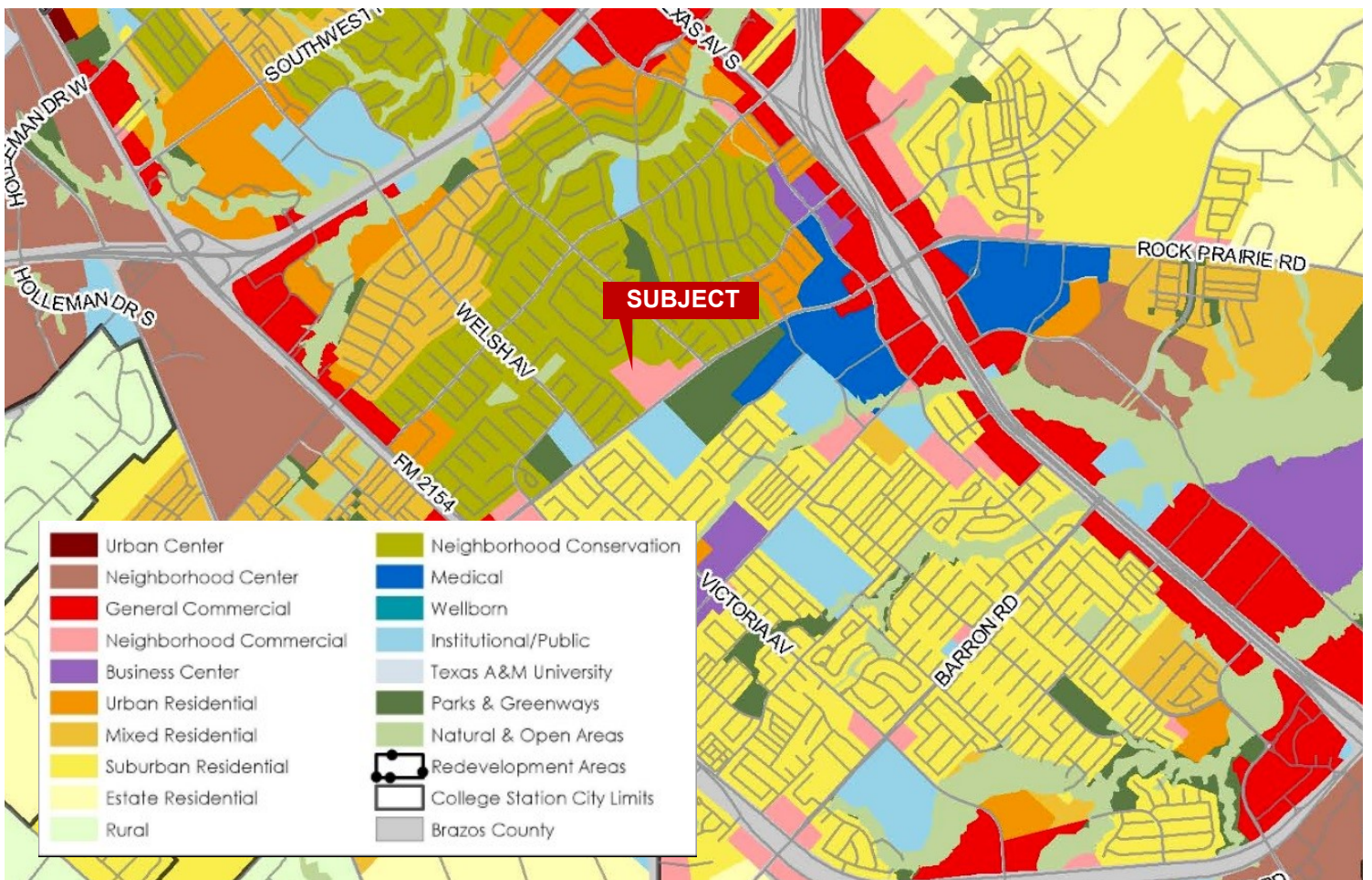
LAND BUILD TO SUIT TRACT

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College Station Comprehensive Plan Map



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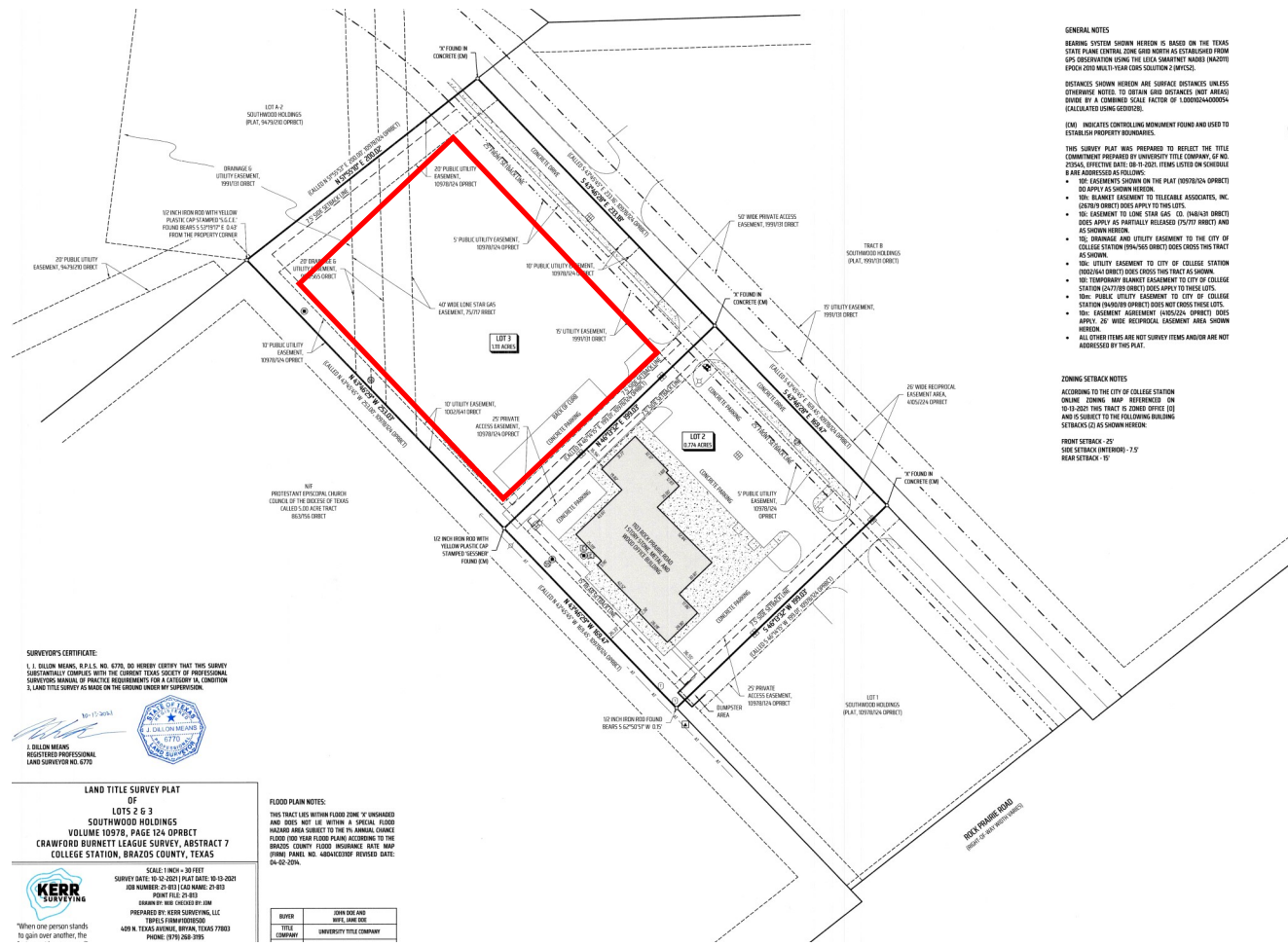
LAND BUILD TO SUIT TRACT

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COLLEGE STATION, TEXAS

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Survey of Tract



GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE COORDINATE ZONE 8200 NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET M800 (NAD83) CHECK CLOSURE W/1.75 CM SOLUTION 2-DIMENSION.

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT ADJUSTED) DIVIDE BY A CORRECTION SCALE FACTOR OF 1.0000044000004. RECALCULATED USING GEODIST.

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

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT PREPARED BY UNIVERSITY TITLE COMPANY, INC. AS OF JUNE 15, 2023. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- (B) ENCUMBRANCES SHOWN ON THE PLAT (DIP/POCA OBJECT) DO APPLY AS SHOWN HEREON.
- (B) BLANKET EASEMENT TO TELEBALE ASSOCIATES, INC. DOES NOT APPLY TO THIS TRACT.
- (B) EASEMENT TO LONE STAR GAS CO. (DANNEY OBJECT) DOES APPLY AS PARTIALLY RELEASED (DIP/POCA OBJECT) AND AS SHOWN HEREON.
- (B) (BORING AND UTILITY EASEMENT) TO THE CITY OF COLLEGE STATION (DIP/POCA OBJECT) DOES CROSS THIS TRACT AS SHOWN.
- (B) (UTILITY EASEMENT) TO THE CITY OF COLLEGE STATION (DIP/POCA OBJECT) DOES CROSS THIS TRACT AS SHOWN.
- (B) TEMPORARY BLANKET EASEMENT TO CITY OF COLLEGE STATION (DIP/POCA OBJECT) DOES APPLY TO THESE LOTS.
- (B) (PUBLIC UTILITY EASEMENT) TO THE CITY OF COLLEGE STATION (DIP/POCA OBJECT) DOES NOT CROSS THESE LOTS.
- (B) (EASEMENT AGREEMENT (MOGZA/POCA OBJECT) DOES APPLY. 20' WIDE RECREATIONAL EASEMENT AREA SHOWN HEREON.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND ARE NOT ADDRESSED BY THIS PLAT.

ZONING SETBACK NOTES

ACCORDING TO THE CITY OF COLLEGE STATION ONLINE ZONING MAP, HEREON LOTS ON 10-18-2023 THIS TRACT IS ZONED SPF1 (S) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS AS SHOWN HEREON:

FRONT SETBACK - 25'
SIDE SETBACK (INTERIOR) - 7.5'
REAR SETBACK - 15'

SCALE: 1" = 30'

LEGEND:

- OBJECT - FIELD RECORDS OF BRAZOS COUNTY, TEXAS
- OBJECT - OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- OBJECT - OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- OBJECT - RELEASE RECORDS OF BRAZOS COUNTY, TEXAS
- OBJECT - PUBLIC COUNTY RECORDS FROM PUBLIC COUNTY RECORDS
- NON-FORMERLY
- (1) - RECORD INFORMATION
- (W) - WATER MOTOR
- (S) - SANITARY SEWER MANHOLE
- (C) - CLEAN OUT
- (S) - SYSTEM SEWER MANHOLE
- (G) - GATE VALVE
- (U) - UTILITY POLE
- (L) - LIGHT POLE/STANDARD
- (E) - ELEC. WIRE
- (E) - ELECTRIC SERVICE
- (T) - TRANSFORMER
- (P) - TELEPHONE PRECISE
- ARIAL TELEPHONE LINES
- CONCRETE

SURVEYOR'S CERTIFICATE:

I, E. COLTON BEANS, R.P.S.S. NO. 6790, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLETES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A CONDITION LAND TITLE SURVEY AS MADE ON THE ORIGINAL INSTRUMENT OF SURVEY.

10-17-2023

E. COLTON BEANS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6790

LAND TITLE SURVEY PLAT OF:

LOTS 2 & 3
SOUTHWOOD HOLDINGS
VOLUME 10579, PAGE 12A OBJECT
CRAWFORD BURNETT LEAGUE SURVEY, ABSTRACT 7
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1" = 30' FEET
SURVEY DATES: 10-13-2023 (PLAT DATE: 10-13-2023)
JOB NUMBER: 21-011 (JOB NAME: 21-011)
POINT FILE: 21-011
DRAWN BY: HUB CHECKED BY: JIM
PREPARED BY: SRA STRATEGIC REALTY, LLC
PROJECT FIRM: HOFER/SDR
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: 979.368.2795

FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN FLOOD ZONE X UNSHARDED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE ANNUAL CHANCE FLOOD 100-YEAR FLOOD PLAIN ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (PANEL) PANEL NO. ADVANCECT REVISED DATE: 04-02-2004.

BUYER	LOAN USE AND DATE, JAN 2023
TITLE COMPANY	UNIVERSITY TITLE COMPANY

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LAND BUILD TO SUIT TRACT

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Area Retail Map



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