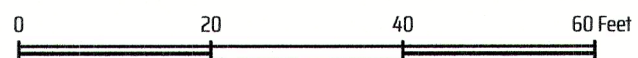


SCALE: 1" = 20'



- 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
- WATER VALVE
WATER METER
FIRE HYDRANT
SANITARY SEWER MANHOLE
CLEAN OUT
STORM SEWER MANHOLE
GRATE INLET
GAS METER
PIPE LINE MARKER
ELECTRIC SERVICE
TRANSFORMER
ELECTRIC BOX
BOLLARD
FIBER OPTIC MARKER
LIGHT POLE
HANDICAP PARKING SPACE
GREASE INTERCEPTOR
WOOD FENCE
WOOD DECK
CONCRETE
NO PARKING AREA
STONE FIREPLACE
CURB
- APPROXIMATE LOCATION OF ORIGINAL SURVEY LINE
- APPROXIMATE LOCATION OF FLOODPLAIN
- APPROXIMATE LOCATION OF 18" SANITARY SEWER LINE
- APPROXIMATE LOCATION OF 6" WATER LINE
- APPROXIMATE LOCATION OF BURIED GAS LINE

| EXISTING CONDITIONS PER SURVEY | | |
|--------------------------------|------------------------------------|---------------------------------|
| PARKING | 5 TOTAL HANDICAPPED PARKING SPACES | 82 TOTAL REGULAR PARKING SPACES |

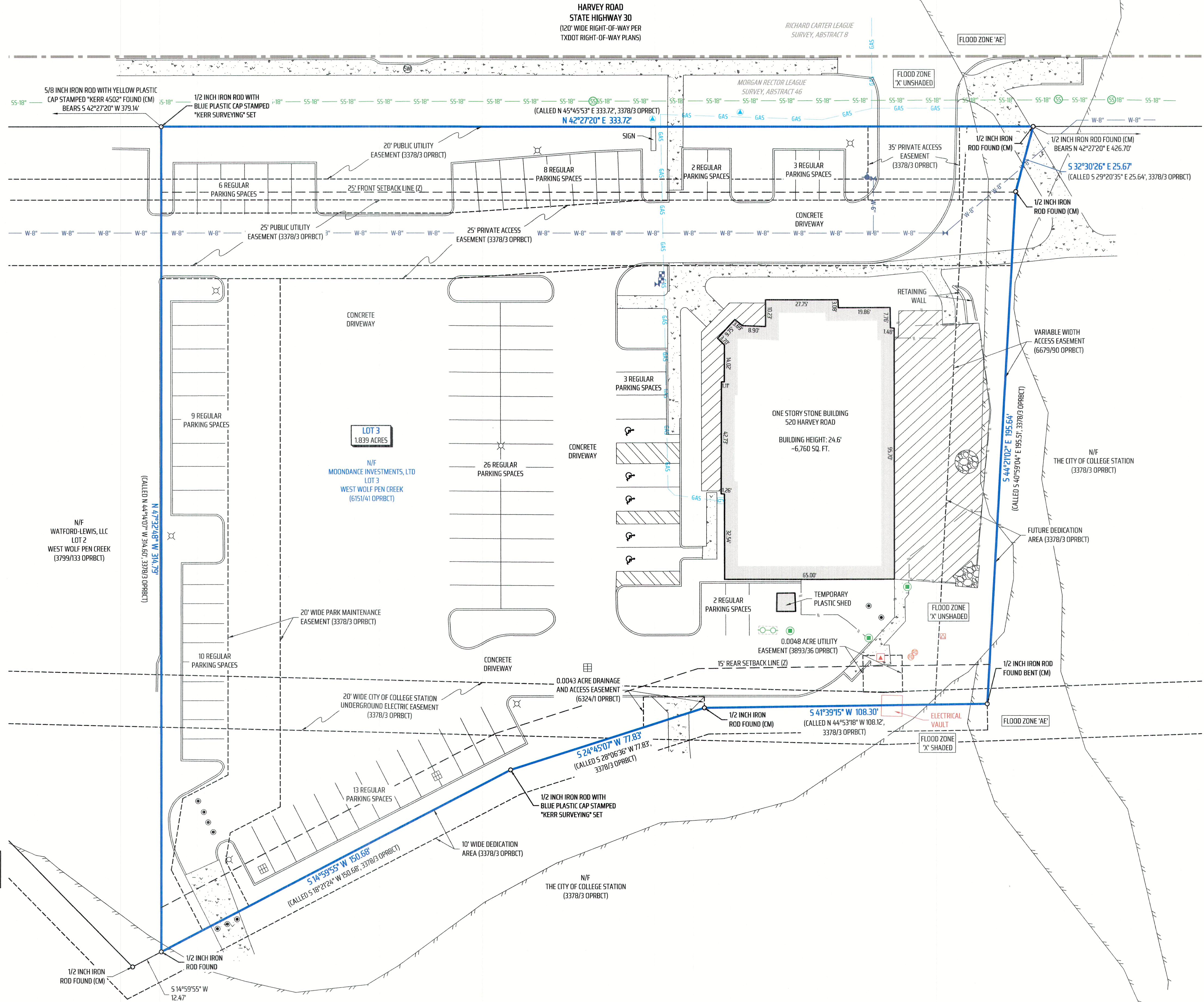
ZONING SETBACK NOTES

ACCORDING TO THE CITY OF COLLEGE STATION ONLINE ZONING MAP REFERENCED ON 10/26/2023, THIS TRACT IS ZONED WOLF PEN CREEK DEV CORRIDOR (WPC) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (2) AS SHOWN HEREON:

FRONT SETBACK - 25 FEET
REAR SETBACK - 15 FEET

FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND 'X' SHADED AND 'AE' AND DOES PARTIALLY 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. 48041C0305E, REVISED DATE: 04-02-2014.



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 (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 1.00010533232021 (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 SOUTH LAND TITLE, LLC, GF NO. BC2312813, EFFECTIVE DATE: 10/20/2023. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10h: EASEMENTS AND BUILDING LINES AS SHOWN ON THE PLAT RECORDED IN VOLUME 3378, PAGE 3 (OPRBCT) DO APPLY TO THIS LOT AND ARE SHOWN HEREON.
- ITEM 10i: EASEMENT TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 3893, PAGE 36 (OPRBCT) DOES CROSS THIS LOT AS SHOWN HEREON. EASEMENT TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 3893, PAGE 45 (OPRBCT) DOES NOT CROSS THIS LOT.
- ITEM 10j: EASEMENT TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 6324, PAGE 1 (OPRBCT) DOES CROSS THIS LOT AS SHOWN HEREON.
- ITEM 10k: EASEMENT TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 6679, PAGE 90 (OPRBCT) DOES CROSS THIS LOT AS SHOWN HEREON.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

ORIGINAL SURVEY LINES SHOWN HEREON (IF ANY) ARE BASED ON RAILROAD COMMISSION GIS DATA, ARE APPROXIMATED ONLY AND WERE NOT LOCATED ON THE GROUND. THIS SURVEYOR DID NOT DETERMINE THE EXISTENCE OF ANY VACANCY, EXCESS, OR SHORTAGE OF AREA IN ANY OF THE ORIGINAL GRANTS SHOWN HEREON.

UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

THERE IS NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK OR OTHER CONSTRUCTION AT THE TIME OF THIS SURVEY.

THERE ARE NO SUBSTANTIAL FEATURES OBSERVED OTHER THAN THOSE SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

TO: FIRST AMERICAN TITLE INSURANCE COMPANY, AP COUSINS, LLC, AND SALAH INVESTMENTS, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b), 7(b2), 7(c), 8, 9, 11(b), 13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 24, 2023.

DATE: 11/13/2023

NATHAN PAUL KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6834



ADDRESS

520 HARVEY ROAD, COLLEGE STATION, TEXAS 77840

THE BOUNDARY LINE DIMENSIONS SHOWN HEREON REPRESENT A MATHEMATICALLY CLOSED GEOMETRIC SHAPE, BASED ON MONUMENTATION FOUND IN THE FIELD AND RECORD INFORMATION PROVIDED TO THE SURVEYOR AT THE TIME OF SURVEY.

ALTA/NSPS LAND TITLE SURVEY PLAT

OF
LOT 3
WEST WOLF PEN CREEK
VOLUME 3378, PAGE 3 OPRBCT
MORGAN RECTOR LEAGUE SURVEY, ABSTRACT 46
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 20 FEET
SURVEY DATE: 10-24-2023 | PLAT DATE: 10-31-2023
JOB NUMBER: 23-1041 | CAD NAME: 23-1041-ALTA
POINT FILE: 23-1041-ALL (cont); 23-1041 (job)
DRAWN BY: MS CHECKED BY: NPK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
PHONE: (979) 268-3195
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

KERR SURVEYING

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