LOTS 25 AND 26

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 1.000102465016404 (CALCULATED USING GEOID12B).

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

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 LTC LETTER ISSUED BY LAWYERS TITLE COMPANY, GF NO. 546100, DATE: APRIL 11TH, 2023. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10b: BUILDING LINES, AND ANY AND ALL EASEMENTS AS SHOWN ON PLAT FILED IN VOLUME 15093, PAGE 62 OPRBCT, AFFECTS AS SHOWN.
- ITEM 10c: BUILDING LINES AND ANY AND ALL EASEMENTS AS FILED IN VOLUME 7959, PAGE 1, OPRBCT, AFFECTS AS SHOWN (R).
- ITEM 10d: BLANKET EASEMENT TO THE CITY OF BRYAN IN VOLUME 98, PAGE 299, ORBCT, DOES APPLY BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
- ITEM 10e: BLANKET EASEMENT TO BRUSHY WATER SUPPLY IN VOLUME 259, PAGE 272, ORBCT, ASSIGNED TO WELLBORN SUD (6379/287 OPRBCT), 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.

4/28/2023

NATHAN PAUL KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6834

STATE OF TEXAS REGISTERED NATHAN PAUL KERR 6834 PROFESSIONAL LAND SURVEYOR

LEGEND:

ORBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS

ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

HDP = HIGH DENSITY POLYETHYLENE PIPE

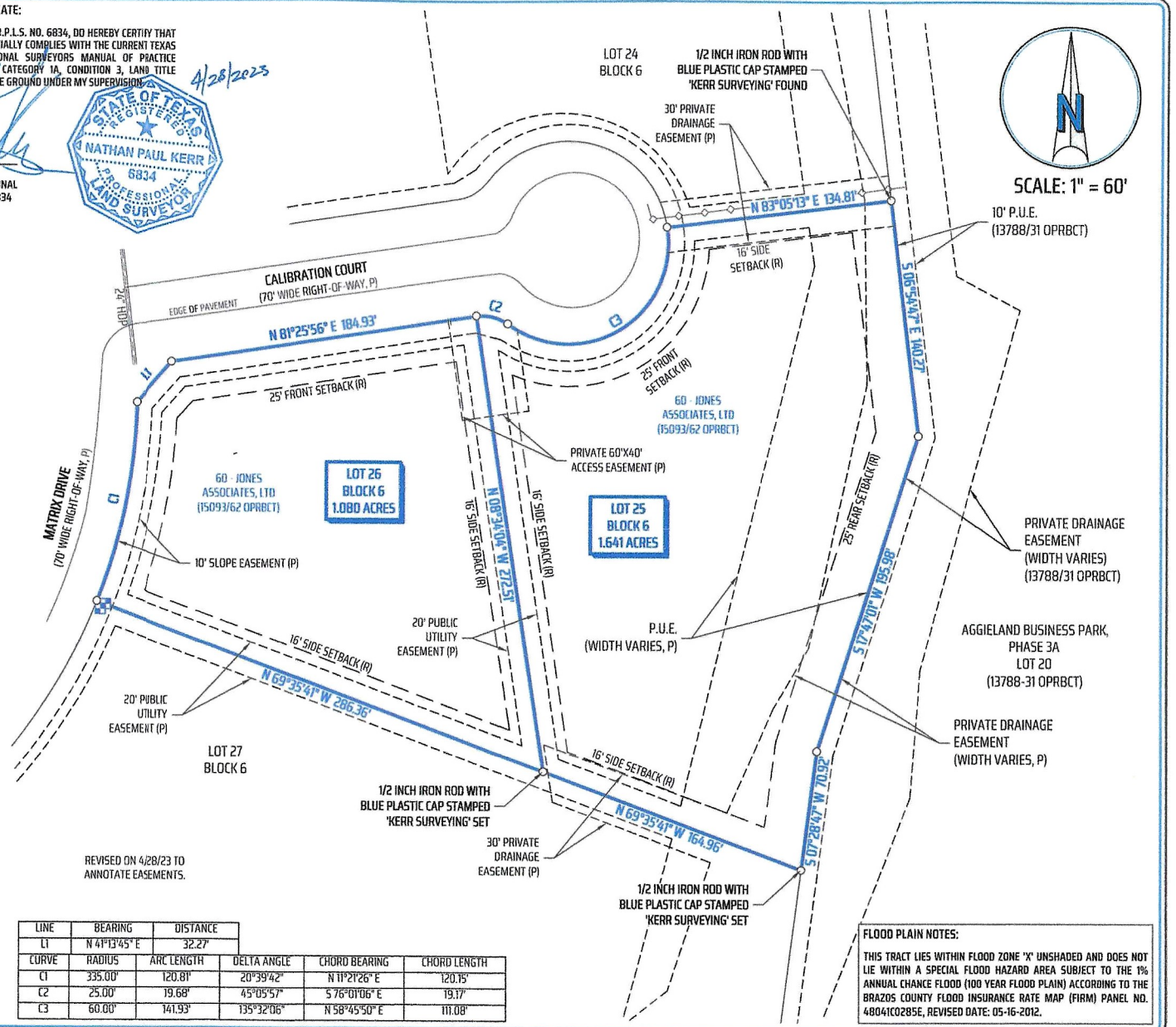
123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

( ) = RECORD INFORMATION

WATER METER

CHAIN LINK FENCE



REVISED ON 4/28/23 TO ANNOTATE EASEMENTS.

LINE	BEARING	DISTANCE
L1	N 41°13'45" E	32.27'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	335.00'	120.81'	20°39'42"	N 11°21'26" E	120.15'
C2	25.00'	19.68'	45°05'57"	S 76°01'06" E	19.17'
C3	60.00'	141.93'	135°32'06"	N 58°45'50" E	111.08'

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. 48041C0285E, REVISED DATE: 05-16-2012.

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

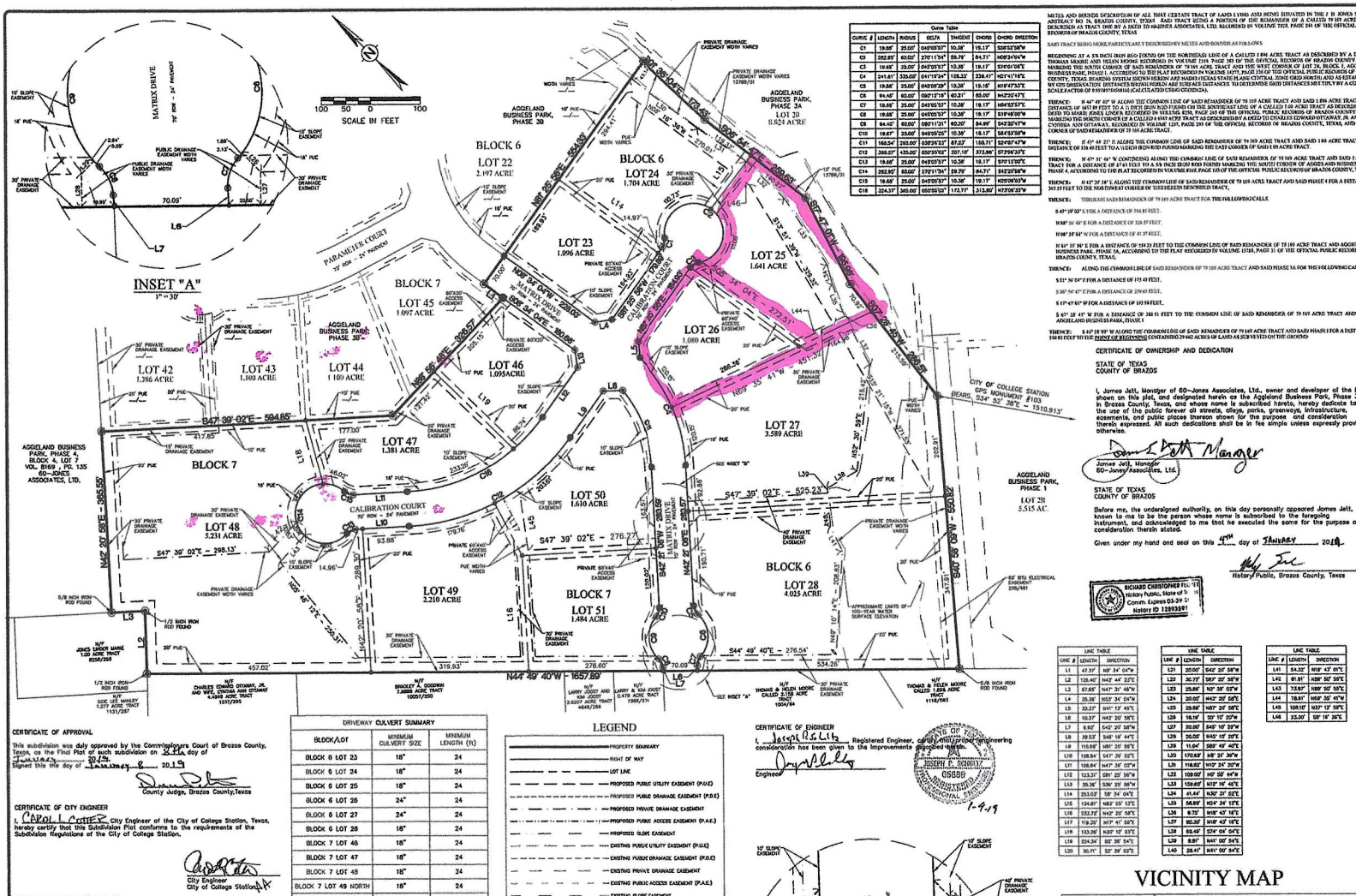
KERR SURVEYING

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

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

LOTS 25 AND 26


SCALE IN FEET
100 50 0 100
MATRIX DRIVE
70' ROW - 24' PAVEMENT
PARAMEETER COURT
70' ROW - 24' PAVEMENT
CALIBRATION COURT
70' ROW - 24' PAVEMENT
INSET "A"
1" = 30'
BLOCK 6
LOT 24
1.704 ACRE
BLOCK 6
LOT 22
2.197 ACRE
BLOCK 7
LOT 45
1.097 ACRE
LOT 23
1.996 ACRE
LOT 25
1.641 ACRE
LOT 26
1.080 ACRE
LOT 46
1.095ACRE
LOT 42
1.186 ACRE
LOT 43
1.165 ACRE
LOT 44
1.160 ACRE
LOT 47
1.181 ACRE
LOT 48
5.231 ACRE
LOT 49
2.210 ACRE
LOT 50
1.610 ACRE
LOT 27
3.589 ACRE
LOT 28
4.025 ACRE
BLOCK 7
LOT 51
1.484 ACRE
AGGIELAND BUSINESS PARK, PHASE 3A
LOT 29
5.824 ACRE
AGGIELAND BUSINESS PARK, PHASE 3B
AGGIELAND BUSINESS PARK, PHASE 3C
AGGIELAND BUSINESS PARK, PHASE 1
2.515 AC.
AGGIELAND BUSINESS PARK, PHASE 4, BLOCK 4, LOT 7
VOL. 8169 , PG. 135
60-JONES ASSOCIATES, LTD.
CITY OF COLLEGE STATION GPS MONUMENT
BEARS S34° 05' 38"E - 1310.913'
S47° 39' 02"E - 594.85'
S47° 39' 02"E - 525.23'
S47° 39' 02"E - 276.27'
S47° 39' 02"E - 298.13'
S44° 49' 40"E - 276.54'
N44° 49' 40"W - 165.78'
N42° 20' 08"E - 285.57'
N42° 20' 08"E - 265.55'
N42° 20' 08"E - 285.57'
N42° 20' 08"E - 285.57'
N42° 20' 08"E - 285.57'
N42° 20' 08"E - 285.57'
N42° 20' 08"E - 285.57'
N42° 20' 08"E - 285.57'
N/F JONES LANDS MARK 1.00 ACRE TRACT 5220/250
N/F CHARLES CHASE GTUMAY, JR. AND WIFE, CYNTHIA ANN GTUMAY 4.4949 ACRE TRACT 1237/255
N/F SOE LEE WHALEY 1.277 ACRE TRACT 1131/287
N/F BRADLEY A. DOCHEN 7.3855 ACRE TRACT 1020/220
N/F LARRY JOOST AND KIM JOOST 3.3207 ACRE TRACT 4649/284
N/F LARRY AND KIM JOOST 0.479 ACRE TRACT 7385/211
N/F THOMAS & HELEN MOORE CALLED 2.158 ACRE TRACT 1004/84
N/F THOMAS & HELEN MOORE CALLED 1.858 ACRE TRACT 1118/583
1/2 INCH IRON ROD FOUND
5/8 INCH IRON ROD FOUND
INSET "A"
INSET "B"
1" = 30'
APPROXIMATE LIMITS OF 100-YEAR WATER SURFACE ELEVATION
60' BTU ELECTRICAL EASEMENT 2351/681
PRIVATE DRAINAGE EASEMENT WIDTH VARIES
PUE WIDTH VARIES
PRIVATE DRAINAGE EASEMENT WIDTH VARIES 13769/31
PUBLIC DRAINAGE EASEMENT WIDTH VARIES
10' SLOPE EASEMENT
10' PUE
20' PUE
30' PRIVATE DRAINAGE EASEMENT
15' PRIVATE DRAINAGE EASEMENT
10' PRIVATE DRAINAGE EASEMENT
20' PRIVATE DRAINAGE EASEMENT
40' PRIVATE DRAINAGE EASEMENT
60' PRIVATE ACCESS EASEMENT
70.09'
457.02'
319.93'
276.60'
534.26'
70.09'
93.88'
177.30'
217.85'
233.05'
163.57'
163.57'
163.57

LOTS 40 AND 41

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 1.00010246501640 4 (CALCULATED USING GEOID12B).

(D) INDICATES THE PLAT OF AGGIELAND BUSINESS PARK, PHASE 3B, FILED IN VOLUME 15093, PAGE 61, OPRBCT.

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 LTC SURVEYOR LETTER ISSUED BY LAWYERS TITLE COMPANY, GF NO. 546101, DATED: APRIL 11TH, 2023. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10b: BUILDING LINES AND ANY AND ALL EASEMENTS AS SHOWN ON PLAT FILED IN VOLUME 15093, PAGE 61, OPRBCT, AFFECT AS SHOWN.
- ITEM 10c: BUILDING LINES AND ANY AND ALL EASEMENTS AS SET OUT IN RESTRICTIONS FILED IN VOLUME 7959, PAGE 1, ORBCT, AFFECT AS SHOWN (R).
- ITEM 10d: BLANKET EASEMENT TO THE CITY OF BRYAN IN VOLUME 98, PAGE 299, DRBCT, DOES APPLY, BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
- ITEM 10e: BLANKET EASEMENT TO BRUSHY WATER SUPPLY, FILED IN VOLUME 259, PAGE 272, DRBCT, ASSIGNED TO WELLBORN SUD (6379/287 OPRBCT), 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.

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

UTILITY POLE

GUY WIRE

AERIAL ELECTRIC LINES

BARBED WIRE FENCE

CHAIN LINK FENCE

CONCRETE

N/F = NOW OR FORMERLY

( ) = RECORD INFORMATION

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. 48041C0285E, REVISED DATE: 05-16-2012.

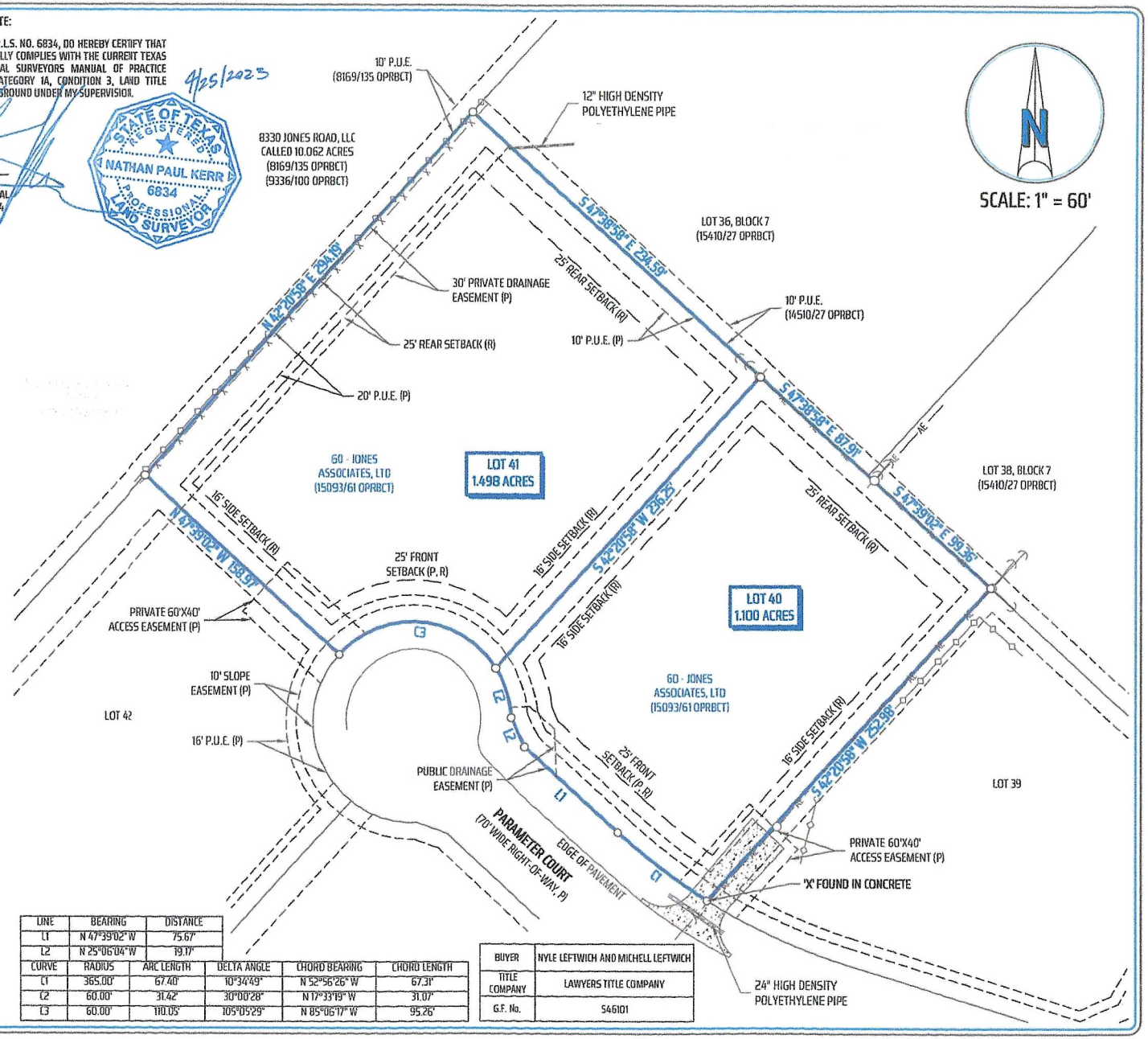
SURVEYOR'S CERTIFICATE:

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.

4/25/2023

NATHAN PAUL KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6834

STATE OF TEXAS
REGISTERED
NATHAN PAUL KERR
6834
PROFESSIONAL
LAND SURVEYOR



LINE	BEARING	DISTANCE
L1	N 47°39'02" W	75.67'
L2	N 25°06'04" W	19.17'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	365.00'	67.40'	10°34'49"	N 52°56'26" W	67.31'
C2	60.00'	31.42'	30°00'28"	N 17°39'19" W	31.07'
C3	60.00'	110.05'	105°05'29"	N 85°06'17" W	95.26'

BUYER	NYLE LEFTWICH AND MICHELL LEFTWICH
TITLE COMPANY	LAWYERS TITLE COMPANY
G.F. No.	546101

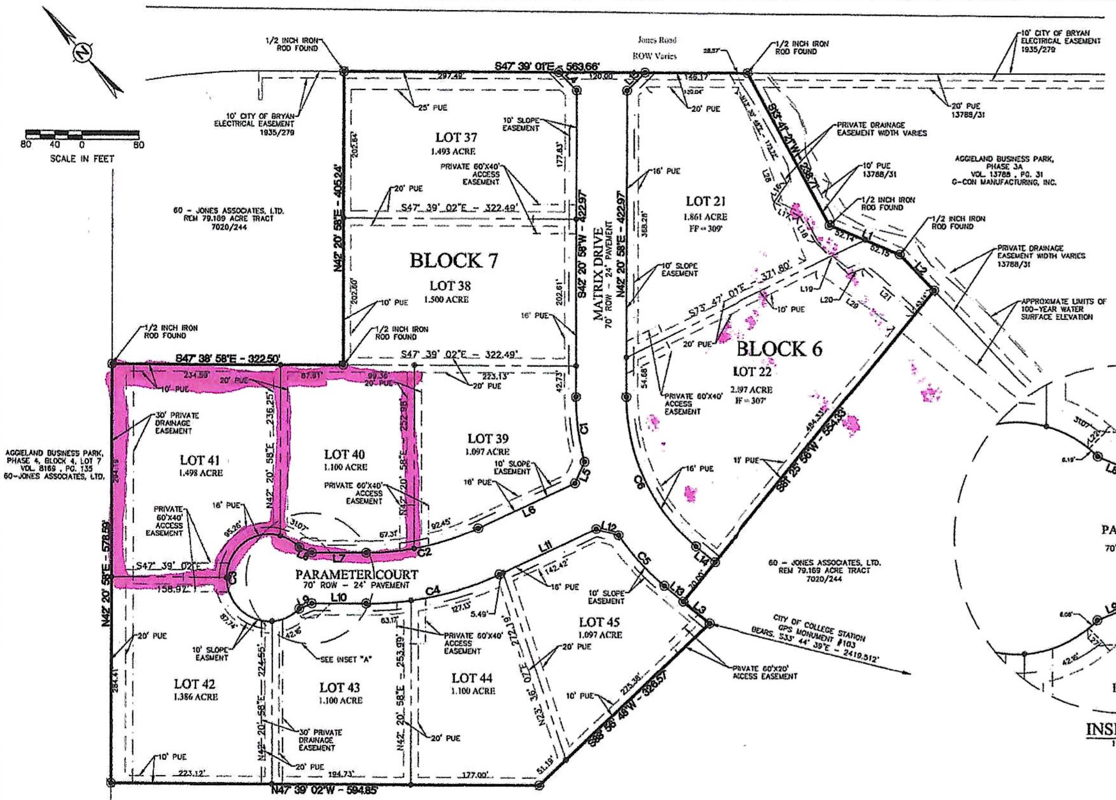
LAND TITLE SURVEY
OF
LOTS 40 AND 41, BLOCK 7
AGGIELAND BUSINESS PARK, PHASE 3B
VOLUME 15093, PAGE 61 OPRBCT
J.H. JONES SURVEY, ABSTRACT 26
COLLEGE STATION, BRAZOS COUNTY, TEXAS

KERR SURVEYING

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

SCALE: 1 INCH = 60 FEET
SURVEY DATE: 04-21-2023 | PLAT DATE: 04-24-2023
JOB NUMBER: 23-360 | CAD NAME: 23-360-TITLE
POINT FILE: 23-360-ALL
DRAWN BY: RCU 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

LOTS 40 AND 41



METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. H. JONES SURVEY, ABSTRACT NO 26, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 79.169 ACRE TRACT DESCRIBED AS TRACT ONE BY A DEED TO 60-JONES ASSOCIATES, LTD RECORDED IN VOLUME 7020, PAGE 244 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A ½ INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF JONES ROAD (VARIABLE WIDTH R.O.W.) MARKING THE NORTH CORNER OF AGGIELAND BUSINESS PARK, PHASE 3A, ACCORDING TO THE PLAT RECORDED IN VOLUME 13788, PAGE 31 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND AN EAST CORNER OF SAID REMAINDER OF 79.169 ACRE TRACT.

THENCE: LONG THE COMMON LINE OF SAID REMAINDER OF 79.169 ACRE TRACT AND SAID PHASE 3A FOR THE FOLLOWING CALLS:

S 13° 41' 21" W FOR A DISTANCE OF 238.71 FEET TO A ½ INCH IRON ROD FOUND;

S 25° 01' 37" E FOR A DISTANCE OF 104.29 FEET TO A ½ INCH IRON ROD FOUND;

S 01° 36' 04" E FOR A DISTANCE OF 69.02 FEET, FOR REFERENCE A ½ INCH IRON ROD FOUND BEARS S 01° 36' 04" E FOR A DISTANCE OF 173.41 FEET,

THENCE: THROUGH SAID REMAINDER OF 79.169 ACRE TRACT FOR THE FOLLOWING CALLS

S 81° 25' 56" W FOR A DISTANCE OF 554.33 FEET,

S 08° 34' 04" E FOR A DISTANCE OF 47.37 FEET,

S 88° 56' 48" W FOR A DISTANCE OF 326.57 FEET,

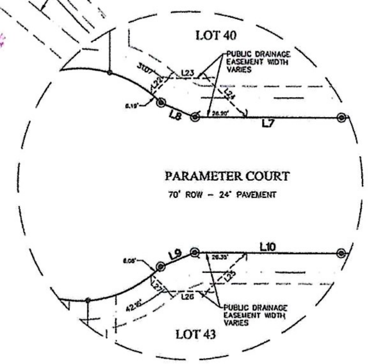
N 47° 39' 02" W FOR A DISTANCE OF 594.85 FEET TO THE COMMON LINE OF SAID REMAINDER OF 79.169 ACRE TRACT AND AGGIELAND BUSINESS PARK, PHASE 4, ACCORDING TO THE PLAT RECORDED IN VOLUME 8169, PAGE 135 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS,

THENCE: N 42° 20' 58" E ALONG THE COMMON LINE OF SAID REMAINDER OF 79.169 ACRE TRACT AND SAID PHASE 4 FOR A DISTANCE OF 578.59 FEET TO A ½ INCH IRON ROD FOUND,

THENCE: S 47° 38' 58" E THROUGH SAID REMAINDER OF 79.169 ACRE TRACT FOR A DISTANCE OF 322.50 FEET TO A ½ INCH IRON ROD FOUND;

THENCE: N 42° 20' 58" E CONTINUING THROUGH SAID REMAINDER OF 79.169 ACRE TRACT FOR A DISTANCE OF 405.24 FEET TO A ½ INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF JONES ROAD MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT.

THENCE: S 47° 39' 01" E ALONG THE SOUTHWEST LINE OF JONES ROAD FOR A DISTANCE OF 563.66 FEET TO THE POINT OF BEGINNING CONTAINING 17.597 ACRES OF LAND, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 0.99989754548160



INSET "A"
1" = 30'

DRIVEWAY CULVERT SUMMARY		
BLOCK/LOT	MINIMUM CULVERT SIZE	MINIMUM LENGTH (ft)
BLOCK 6 LOT 21	18"	24
BLOCK 6 LOT 22	18"	24
BLOCK 7 LOT 37	18"	24
BLOCK 7 LOT 38	18"	24
BLOCK 7 LOT 39	18"	24
BLOCK 7 LOT 40	18"	24
BLOCK 7 LOT 41	18"	24
BLOCK 7 LOT 42	18"	24
BLOCK 7 LOT 43	18"	24
BLOCK 7 LOT 44	18"	24
BLOCK 7 LOT 45	18"	24

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- LOT LINE
- PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E.)
- PROPOSED PRIVATE DRAINAGE EASEMENT
- PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.)
- PROPOSED SLOPE EASEMENT
- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E.)
- EXISTING PRIVATE DRAINAGE EASEMENT
- EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
- PROPERTY CORNER

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON STATE PLAIN CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 0.99989754548160 (CALCULATED USING GEOID12A).
3. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0285E, EFFECTIVE DATE: MAY 16, 2012.
4. THE LAND USE IS COMMERCIAL.
5. THIS DEVELOPMENT IS WITHIN EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY COLLEGE STATION.
6. CURVE LENGTHS SHOWN ARE CHORD LENGTHS.
7. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS. A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS. ALL LOTS WILL NEED TO MEET IFC PER THE DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS.
8. ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). THE ELECTRIC DISTRIBUTION LINES WILL BE LOCATED IN THE 16' UTILITY EASEMENT AT THE FRONT OF THE LOTS AND IN THE SIDE LOT EASEMENTS. ELECTRICAL DISTRIBUTION LINES MAY ALSO BE LOCATED IN THE 20' P.U.E. ALONG THE PERIMETER OF THE SUBDIVISION. ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.
9. LOTS ARE TO BE SEWERED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSFs) WHICH MUST COMPLY WITH ALL COUNTY & STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT ENSURES COMPLIANCE WITH THE COUNTY ORDER ADOPTED BY THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE. ON-SITE SEWAGE FACILITIES DISPOSAL AREAS SHALL NOT ENCROACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
10. DRAINAGE OF THE LOTS WILL FOLLOW NATURAL DRAINAGE PATTERNS. BORROW DITCHES WILL CONVEY RUNOFF TO CULVERT STRUCTURE OR TO NATURAL DRAINAGES. THE EXISTING DRAINAGE WAYS SHALL BE PRESERVED IN THEIR CONDITIONS AND THE NATURAL FLOW OF WATER IN THE EXISTING DRAINAGE WAYS SHALL NOT BE OBSTRUCTED.
11. ALL TREES AND BRUSH SHALL BE REMOVED FROM THE ROADWAY RIGHTS-OF-WAY, RIGHTS-OF-WAY DEDICATIONS AREAS AND PUBLIC UTILITY EASEMENTS.
12. THERE SHALL BE A 5' WIDE EASEMENT FOR ANCHORS AND GUY NECESSARY TO HELP SUPPORT OVERHEAD UTIITY LINES. SAID EASEMENTS WILL EXTEND 20' BEYOND ANY UTILITY EASEMENTS.
13. BUILDING SETBACKS ARE 25' ADJACENT TO ALL STREETS.
14. STORMWATER DETENTION WILL BE REQUIRED FOR EACH LOT. THE DETENTION FACILITY MAY BE LOCATED ON THE LOT OR PROVIDED DOWNSTREAM IN A DETENTION FACILITY THAT SERVES MORE THAN ONE LOT. IF A STORMWATER DETENTION FACILITY IS PROVIDED IN FUTURE PHASE 3D, A PRIVATE DRAINAGE EASEMENT WILL BE PROVIDED BY A SEPARATE INSTRUMENT. A STORMWATER DETENTION FACILITY DESIGN WILL BE REQUIRED FOR EACH LOT WITH THE DEVELOPMENT OF THE LOT AND THE DESIGN SHOULD BE SUBMITTED TO THE BRAZOS COUNTY ENGINEER FOR REVIEW.
15. DRIVEWAYS FOR EACH LOT ARE REQUIRED TO HAVE A PERMIT FROM THE BRAZOS COUNTY ROAD AND BRIDGE DEPARTMENT. ALL DRIVEWAY CONSTRUCTION TO BE IN ACCORDANCE WITH THEIR REQUIREMENTS.
16. 1/2 INCH IRON ROD SET AT ALL CORNERS UNLESS OTHERWISE INDICATED.
17. NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE BRAZOS COUNTY FLOODPLAIN ADMINISTRATOR. THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE (1) FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE (5) FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR TWO (2) FEET ABOVE THE BASE FLOOD ELEVATION ("BFE"), WHICHEVER IS HIGHER. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY THE OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
18. RURAL MAILBOXES SHALL BE SET FIVE (5) FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY BRAZOS COUNTY. FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS, MULTI-UNIT RESIDENTIAL DEVELOPMENTS OR MANUFACTURED HOME COMMUNITIES, NEIGHBOR DELIVERY AND COLLECTION BOX UNITS ("NDCBUs") OR COMMUNITY MAILBOXES, SHALL BE REQUIRED. IF POSSIBLE, THESE MAILBOX UNITS SHOULD BE INSTALLED ON LOW VOLUME INTERSECTING ROADWAYS OR ON PRIVATE PROPERTY. LOCATIONS FOR THE NDCBUs SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
19. IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
20. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY THE OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
21. THE PROPERTY IS IN BRYAN ISD.
22. BRAZOS COUNTY WILL NOT BE RESPONSIBLE FOR MAINTAINING THE PRIVATE DRAINAGE EASEMENTS. PRIVATE DRAINAGE EASEMENTS WILL BE OWNED AND MAINTAINED BY THE LOT OWNERS. THE INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR THE PORTION OF THE PRIVATE DRAINAGE EASEMENT THAT IS LOCATED ON THEIR LOT.
23. NO CONSTRUCTION, LANDSCAPING, GRADING, FENCES, OR STRUCTURES SHALL IMPEDE, CONSTRICT, OR BLOCK THE FLOW OF WATER IN THE PRIVATE DRAINAGE EASEMENTS.
24. NO ACCESS TO JONES ROAD WILL BE GRANTED.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	104.29'	S25° 01' 37"E
L2	69.02'	S1° 36' 04"E
L3	47.37'	S8° 34' 04"E
L4	35.36'	S2° 39' 01"E
L5	33.28'	S87° 00' 49"W
L6	147.91'	N72° 48' 58"W
L7	75.63'	N47° 39' 02"W
L8	19.17'	N25° 05' 04"W
L9	19.17'	S70° 12' 00"E
L10	73.67'	S47° 39' 02"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L11	147.91'	S72° 46' 58"E
L12	32.27'	S32° 34' 49"E
L13	34.20'	S8° 34' 04"E
L14	34.20'	N8° 34' 04"W
L15	33.36'	N87° 20' 58"E
L16	30.78'	N17° 39' 19"E
L17	41.03'	N18° 19' 24"W
L18	40.47'	N10° 36' 13"E
L19	64.29'	N2° 56' 03"W
L20	21.66'	N49° 53' 31"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	95.42'	N5° 51' 44"W
L22	12.02'	N87° 20' 58"E
L23	20.00'	S47° 39' 02"E
L24	28.20'	S2° 39' 02"E
L25	28.28'	S87° 20' 58"W
L26	20.00'	N47° 39' 02"W
L27	12.11'	N2° 39' 02"W
L28	256.40'	S20° 30' 49"W
L29	132.68'	N11° 55' 13"W

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	90.88'	335.00'	015°32'22"	45.71'	90.58'	S34°34'47"W
C2	160.10'	365.00'	025°07'58"	81.36'	158.82'	N60°13'00"W
C3	282.85'	60.00'	270°11'54"	59.79'	84.71'	S42°20'58"W
C4	190.81'	435.00'	025°07'58"	96.96'	189.28'	S60°13'00"E
C5	94.66'	335.00'	016°11'23"	47.65'	94.34'	S00°28'23"E
C6	235.50'	265.00'	050°55'02"	126.16'	227.83'	N16°53'27"E

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, James Jett, Manager of 60-Jones Associates, Ltd., owner and developer of the land shown on this plat, and designated herein as the Aggieland Business Park, Phase 3B, in Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements, and public places thereon expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

James Jett, Manager
60-Jones Associates, Ltd.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared James Jett, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 4th day of January, 2019

RICHARD CHRISTOPHER FLORES
Notary Public, State of Texas
Comm. Expires 03-29-2020
Notary ID 128935919

Notary Public, Brazos County, Texas

CERTIFICATE OF NO ACTION TAKEN

I, Jane Kee, Chairman of the Planning and Zoning Commission, hereby certify that the plat was filed with the Planning and Development Services Department on the 8th day of January and that the Planning and Zoning Commission failed to act on the plat within 30 days after the plat was filed.

Chairman

CERTIFICATE OF CITY ENGINEER

I, Carol L. Cotter, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Engineer
City of College Station

Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 1/9/2019 9:32:02 AM
In the PLAT Records

Doc Number: 2019-1349661
Volume-Page: 15093-61
Number of Pages: 1
Amount: 73.00
Order#: 20190109000008
By: MG

...county, do hereby certify ...was filed for record in ...the Official Records of

...on, Texas.

Karen McQueen
County Clerk
Brazos County, Texas

CERTIFICATE OF COUNTY JUDGE

This subdivision was duly approved by the Commissioners Courty of Brazos County, Texas as the Final Plat of such subdivision on 8th day of January 2019.
Signed this the day of January 8, 2019.

County Judge, Brazos County

CERTIFICATE OF ENGINEER

I, Joseph P Schultz, Registered Engineer, certify that proper engineering consideration has been given to the improvements described hereon.

Engineer

1-4-19

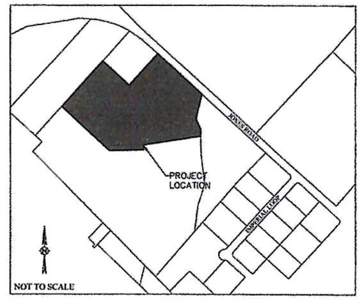
CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

R.P.L.S. No. 4502

VICINITY MAP



FINAL PLAT
AGGIELAND BUSINESS PARK
PHASE 3B
17.597 ACRES

J.H. JONES SURVEY, A-26
COLLEGE STATION, BRAZOS COUNTY, TEXAS
11 LOTS
BLOCK 6, LOTS 21-22
BLOCK 7, LOTS 37-45

SCALE 1" = 80'
JANUARY, 2019

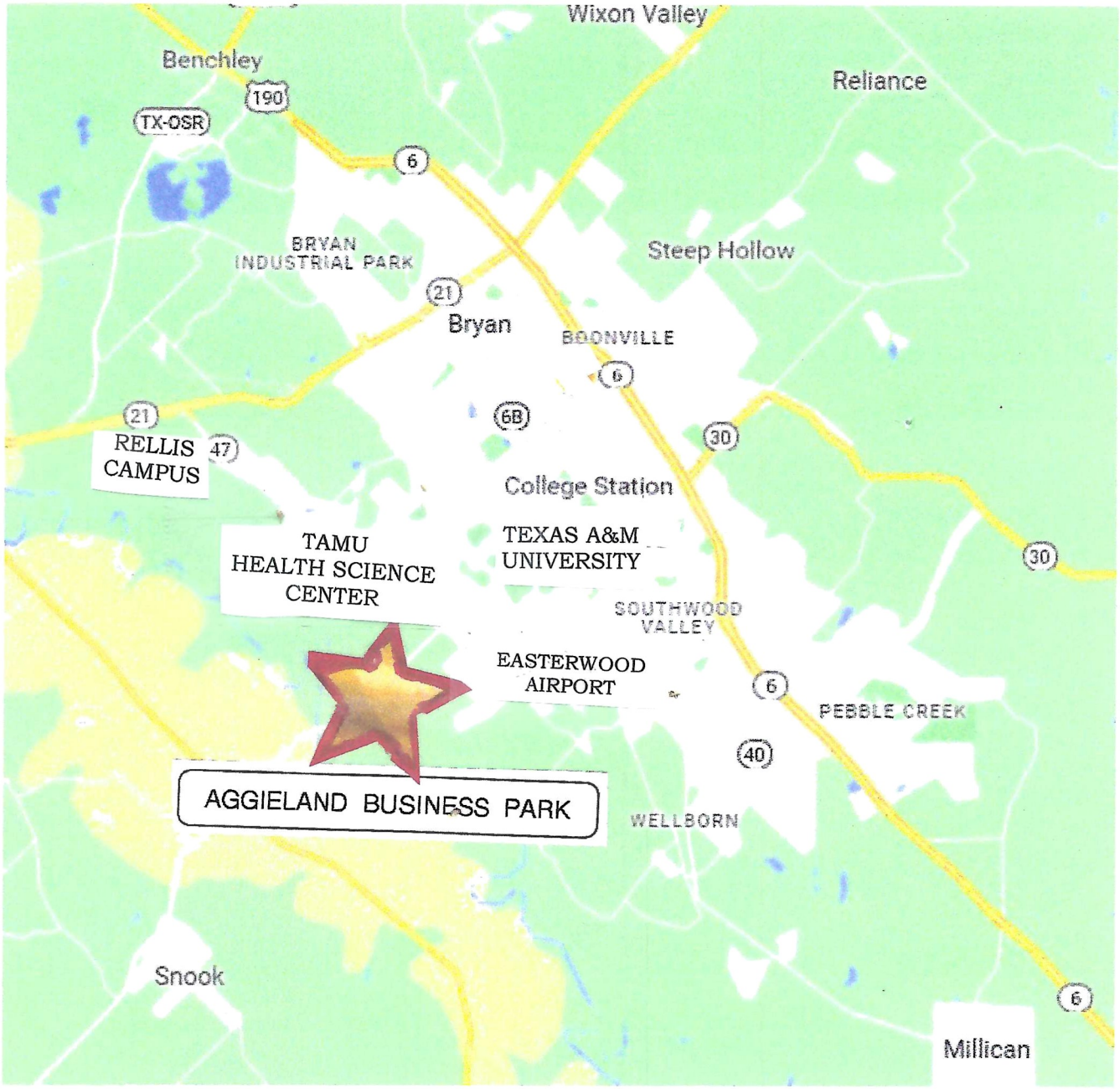
OWNER/DEVELOPER:
60 - Jones Associates, LTD
dba Aggieland Business Park
6166 Imperial Loop, Suite 10
College Station, TX 77840
(979) 268-4341

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:
SCHULTZ
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900

AGGIELAND BUSINESS PARK

LOCATION MAP



RAYMOND STOTZER PARKWAY & STATE HWY 60