LOTS 40 & 41 SURVEY

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 1.000102495016404 (CALCULATED USING GEOID12B).

(P) 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 10h: 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, ORBCT, 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, 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.

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.

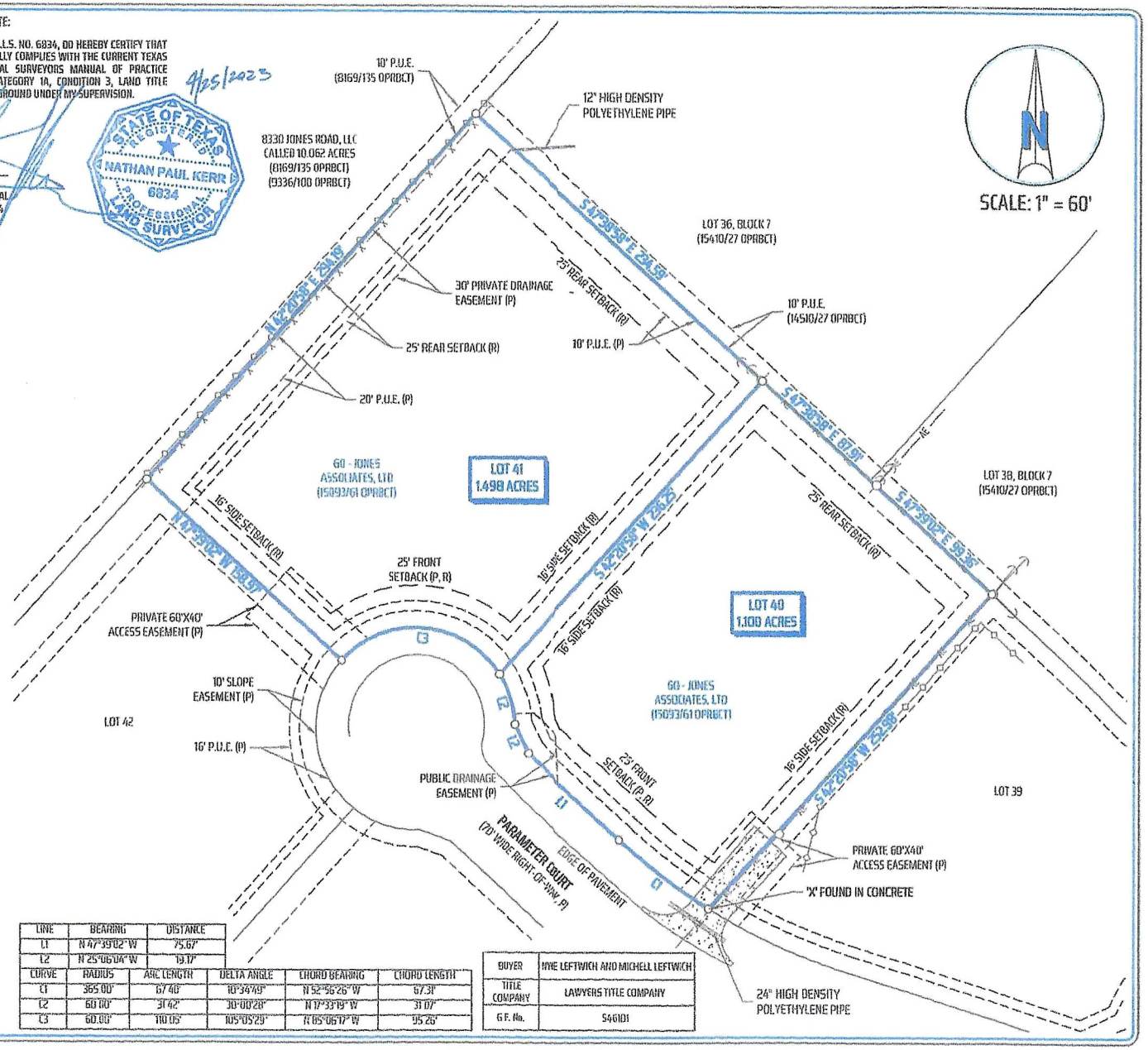
SURVEYOR'S CERTIFICATE:

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'	67.48'	10°34'49"	N 52°56'26" W	67.31'
C2	60.00'	31.42'	30°00'28"	N 17°33'19" W	31.07'
C3	60.00'	110.05'	105°05'29"	N 65°06'17" W	95.26'

BUYER	NYE 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

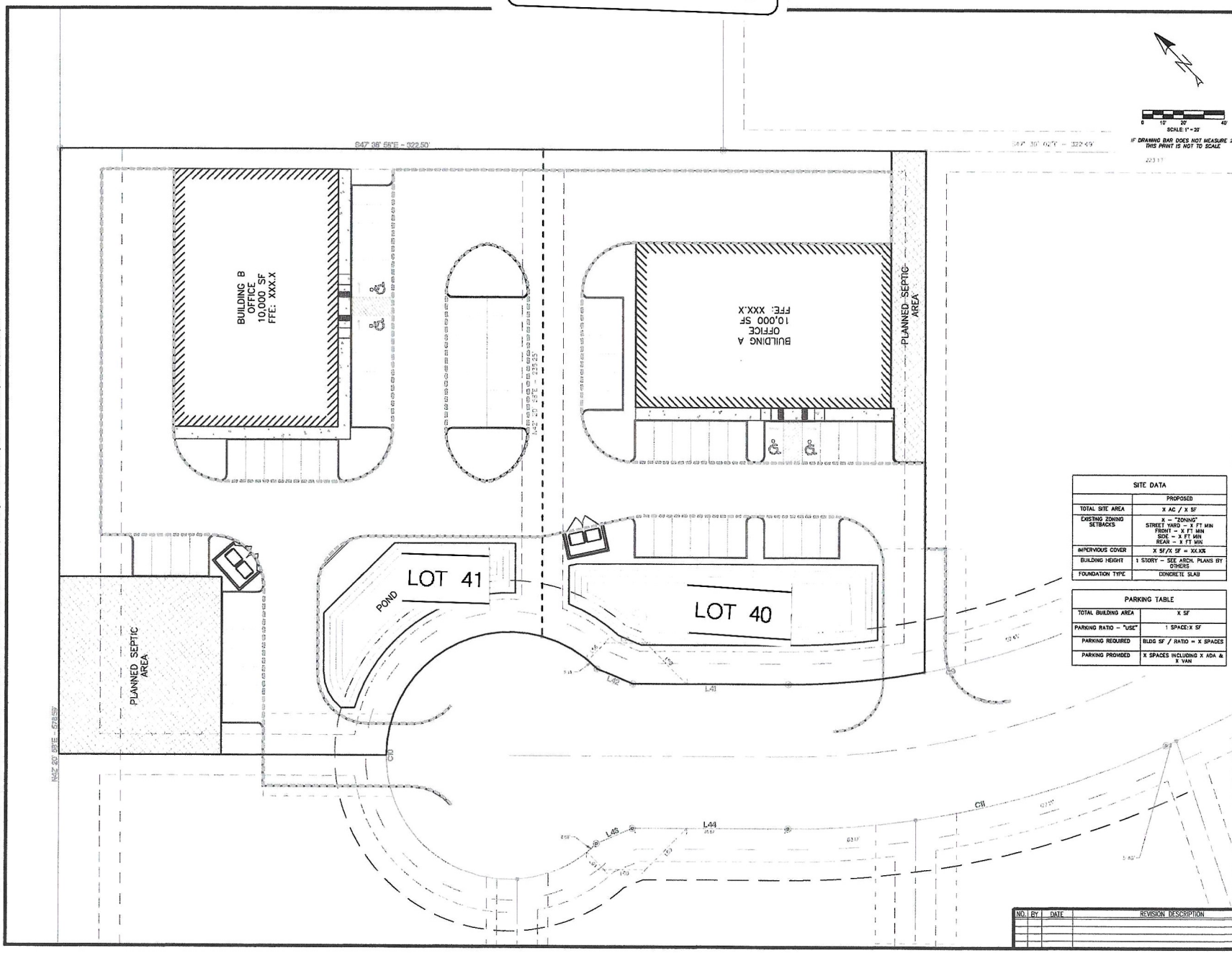
KERR SURVEYING

"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

OPTIONS FOR SITES



THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF NICHOLAS R. SANDLIN, P.E., TBPELS#124404, ON 1/23/2023, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE APPLICABLE GOVERNMENT AUTHORITIES

THIS PLAN SET FOR REVIEW ONLY NOT FOR CONSTRUCTION

SITE PLAN LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- FIRE LANE
- PROPOSED CURB & GUTTER
- STREET CENTERLINE
- FENCE
- STRUCTURAL RETAINING WALL (BY OTHERS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PARKING SPACES
- TRANSFORMER PAD
- SITE WALLS
- PHASING

TAS ACCESSIBLE ROUTE
TAS ACCESSIBLE ROUTES MAY NOT EXCEED A CROSS SLOPE OF 1:50 (2%) OR EXCEED A RUNNING SLOPE OF 1:20 (5%) UNLESS DESIGNED AS A RAMP. THE MAXIMUM RUNNING SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12 (8.33%). THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. REFER TO GRADING SHEET(S).

- EX. WATER LINE
- EX. WASTEWATER
- EX. STORM SEWER LINE
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. WASTEWATER MANHOLE
- PR. WATER LINE
- FIRE LINE
- PR. WASTEWATER
- PR. STORM SEWER LINE
- PR. FIRE HYDRANT
- PR. WATER METER
- PR. WASTEWATER MANHOLE
- FITTINGS AS NOTED
- GATE VALVE AS NOTED
- WW CLEAN OUT
- BFP BACK FLOW PREVENTER
- FLOW ARROW
- EX. UTILITY POLE

SITE DATA	
	PROPOSED
TOTAL SITE AREA	X AC / X SF
EXISTING ZONING SETBACKS	X – "ZONING" STREET YARD – X FT MIN FRONT – X FT MIN SIDE – X FT MIN REAR – X FT MIN
IMPERVIOUS COVER	X SF/X SF = XX.X%
BUILDING HEIGHT	1 STORY – SEE ARCH. PLANS BY OTHERS
FOUNDATION TYPE	CONCRETE SLAB

PARKING TABLE	
TOTAL BUILDING AREA	X SF
PARKING RATIO – "USE"	1 SPACE:X SF
PARKING REQUIRED	BLDG SF / RATIO = X SPACES
PARKING PROVIDED	X SPACES INCLUDING X ADA & X VAN

SITE LEGEND

- A 6" CURB & GUTTER. SEE DETAIL SHEET.
- B RIBBON CURB. SEE DETAIL SHEET.
- E CASTELLATED CURB. SEE DETAIL SHEET.
- D STANDARD CITY TYPE II DRIVEWAY. SEE DETAIL SHEET
- E CONCRETE SIDEWALK. SEE DETAIL SHEET.
- F PEDESTRIAN CROSSWALK.
- G HANDICAP SPACE W/SIGN. SEE DETAIL SHEET.
- H PEDESTRIAN ADA RAMP OR AT GRADE ADA DOME PAVERS. SEE DETAIL SHEET.
- I CONCRETE WHEEL STOP. SEE DETAIL SHEET.
- J STANDARD CITY BIKE RACK. SEE DETAIL SHEET.
- K DUMPSTER ENCLOSURE WITH CONCRETE PAD PER GEOTECHNICAL REPORT AND CITY STANDARDS

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

ENGINEERING CONSULTING
SANDLIN
SERVICES, LLC
TBPELS FIRM #21356
4501 WHISPERING VALLEY DRIVE UNIT 27 AUSTIN, TX 78727

SITE PLAN

PARAMETER
COLLEGE STATION

NO.	BY	DATE	REVISION DESCRIPTION

SHEET 9 OF X

G:\Shared drives\Sandlin Services LLC\Sandlin Services Projects\Land Development Division\01-0009-002 Applewood Business Park\CAD\Construction Sheets\PCS\S PCS SITE.dwg-SITE PLAN Plotted May 24, 2023 at 11:00am by Admin | Last Saved by: Admin