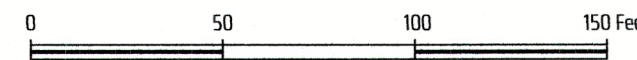


SCALE: 1" = 50'



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. 48041C0325E, REVISED DATE: 05-16-2012.

N/F ROBERT S. COHEN AND WIFE, JANE W. COHEN CALLED 10.00 ACRE TRACT 304/305

ZONING SETBACK NOTES
 ACCORDING TO THE CITY OF COLLEGE STATION ONLINE ZONING MAP REFERENCED ON 11/27/2023, THIS TRACT IS ZONED PLANNED DEVELOPMENT [PD] WITH A BASE ZONING OF WELLBORN ESTATE [WE] AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON, PER ORDINANCE NO. 2018-3981:
 FRONT SETBACK - 30'
 SIDE SETBACK (INTERIOR) - 10'
 REAR SETBACK - 20'

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 GRID DISTANCES UNLESS OTHERWISE NOTED. AREAS SHOWN AS "MEASURED" HEREON ARE CALCULATED FROM GRID DISTANCES. TO OBTAIN SURFACE DISTANCES (NOT SURFACE AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00009810283934 (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 LETTERMAN TITLE, LLC, GF NO. 23-1732-5E, EFFECTIVE DATE: 10-15-23. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 • ITEM 10a: ANY AND ALL EASEMENTS, BUILDING LINES, COVENANTS, RESTRICTIONS AND MATTERS AS SET FORTH IN THE PLAT OF DEDICATION UNDER VOLUME 13871, PAGE 150, OPRBCT, AFFECT AS SHOWN.
 • ITEM 10b: BLANKET EASEMENT TO CITY OF BRYAN, RECORDED IN VOLUME 310, PAGE 294, DRBCT, DOES APPLY, BUT IS BLANKET IN NATURE AND CANNOT BE SHOWN.
 • ITEM 10c: BLANKET EASEMENT TO CITY OF BRYAN, RECORDED IN VOLUME 378, PAGE 196, DRBCT, DOES APPLY, BUT IS BLANKET IN NATURE AND CANNOT BE SHOWN.
 • ITEM 10d: BLANKET EASEMENT TO WELLBORN SPECIAL UTILITY DISTRICT, RECORDED IN VOLUME 4180, PAGE 62, OPRBCT, DOES APPLY, BUT IS BLANKET IN NATURE AND CANNOT BE SHOWN.
 • ITEM 10e: EASEMENT TO GENERAL TELEPHONE COMPANY OF THE SOUTHWEST, RECORDED IN VOLUME 735, PAGE 209, DRBCT, AFFECTS AS SHOWN.
 • 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.

LAND TITLE SURVEY PLAT
 OF
LOT 14, BLOCK 47
CASTLEGATE II SUBDIVISION SECTION 209
VOLUME 13871, PAGE 150 OPRBCT
ANDREW MCMAHON SURVEY, ABSTRACT 167
COLLEGE STATION, BRAZOS COUNTY, TEXAS

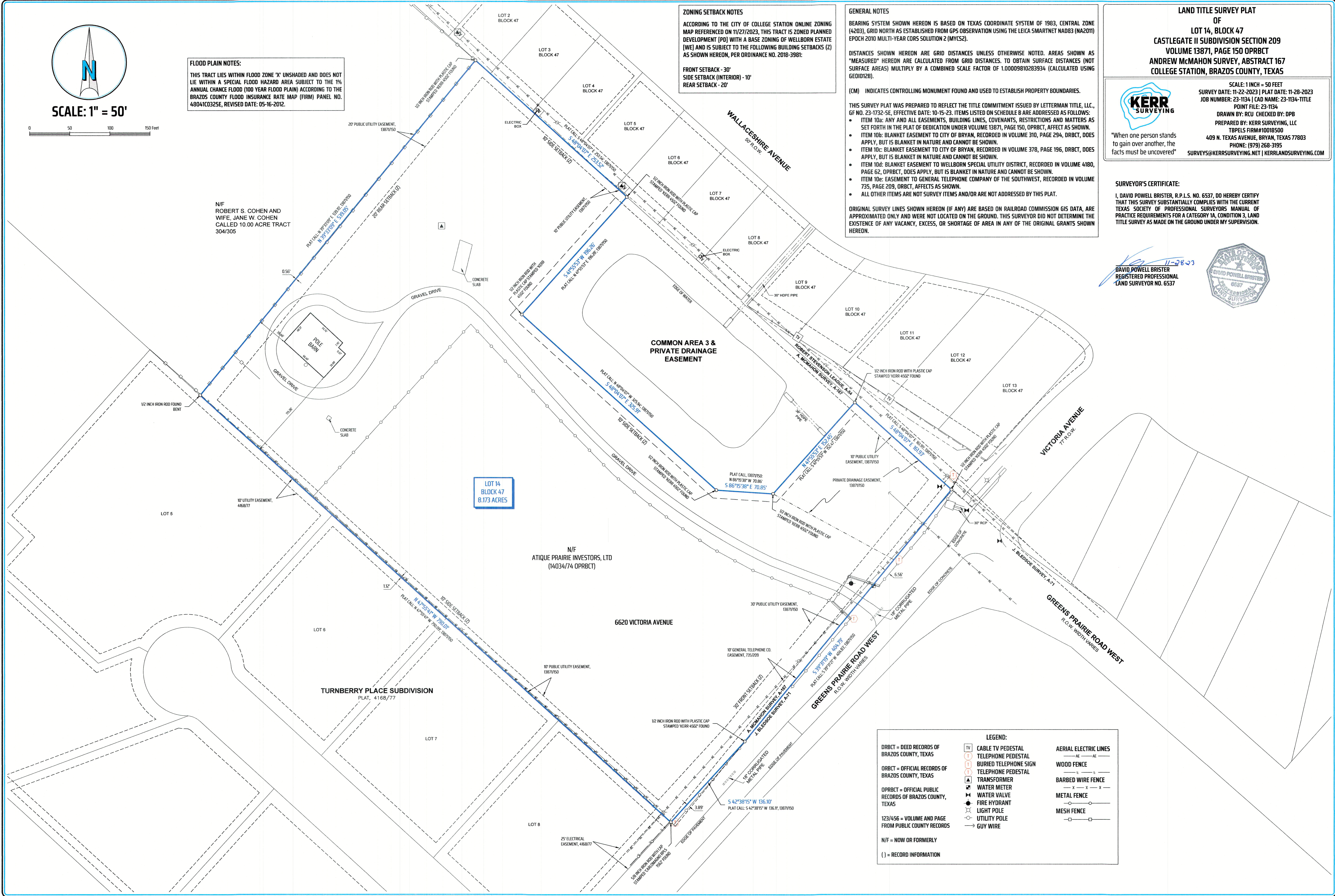
SCALE: 1 INCH = 50 FEET
 SURVEY DATE: 11-22-2023 | PLAT DATE: 11-28-2023
 JOB NUMBER: 23-1134 | CAD NAME: 23-1134-TITLE
 POINT FILE: 23-1134
 DRAWN BY: RCU CHECKED BY: DPB
 PREPARED BY: KERR SURVEYING, LLC
 TBPELS FIRM#10018500
 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
 PHONE: (979) 268-3195
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

KERR SURVEYING

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

SURVEYOR'S CERTIFICATE:
 I, DAVID POWELL BRISTER, R.P.L.S. NO. 6537, 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.

11-28-23
 DAVID POWELL BRISTER
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6537



LOT 14
BLOCK 47
8.173 ACRES

LEGEND:

DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS	TV = CABLE TV PEDESTAL	AE = AERIAL ELECTRIC LINES
ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS	BT = BURIED TELEPHONE SIGN	WF = WOOD FENCE
OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS	TP = TELEPHONE PEDESTAL	BWF = BARBED WIRE FENCE
123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS	TR = TRANSFORMER	MF = METAL FENCE
N/F = NOW OR FORMERLY	WM = WATER METER	M = MESH FENCE
() = RECORD INFORMATION	WV = WATER VALVE	
	FH = FIRE HYDRANT	
	LP = LIGHT POLE	
	UP = UTILITY POLE	
	GW = GUY WIRE	