

W 33RD ST

S BRYAN AVE

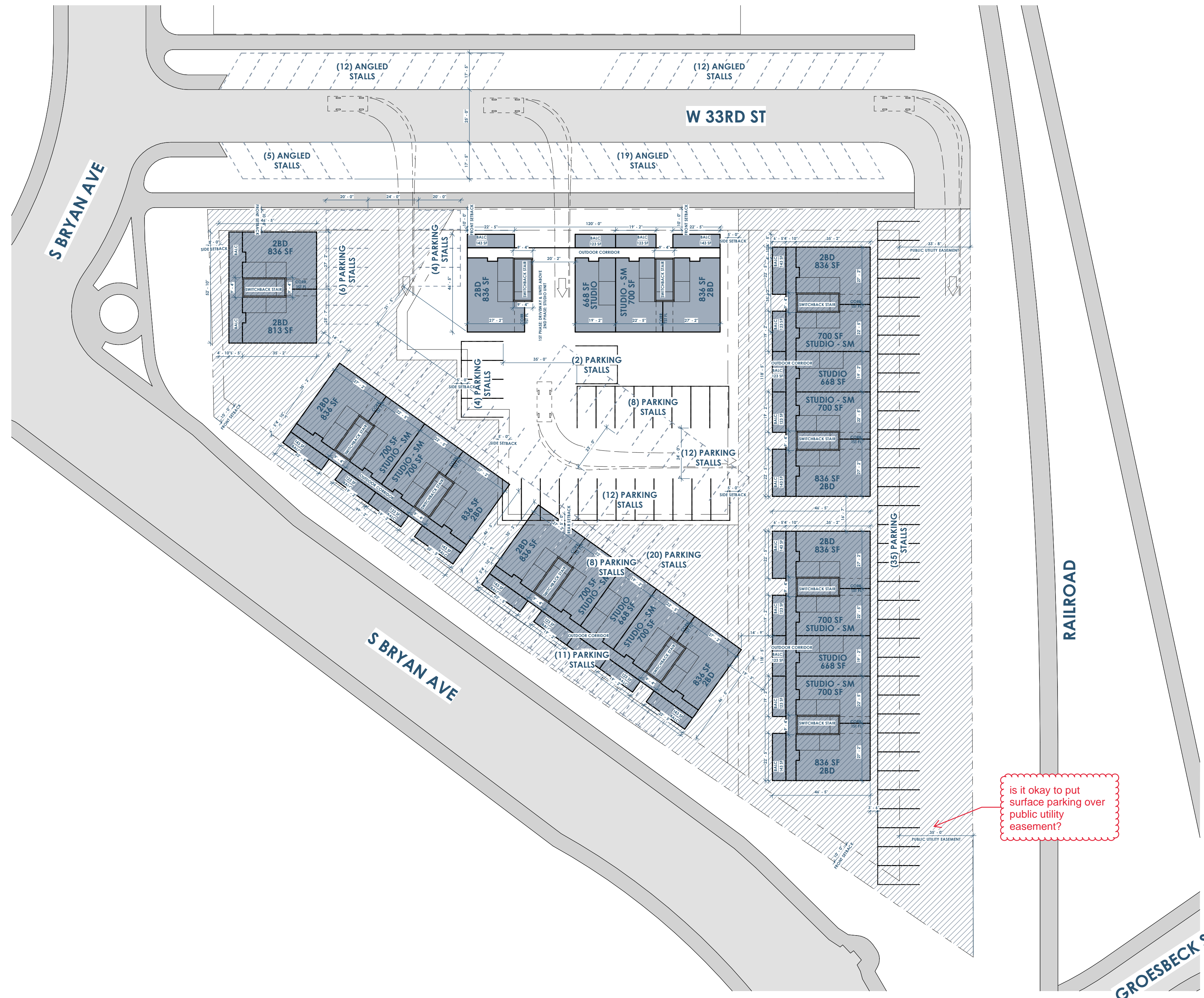
101 W 33rd St,
Bryan, TX 77803

Would like to
verify if all the
setbacks on the
site, and the
overall block,
are correct.

S BRYAN AVE

RAILROAD

GROESBECK ST



1 02 SITE PLAN - OPTION 2
1" = 30'-0"



Owner: Renovation Wranglers
102 E 26th St
Bryan, TX 77803
Katieneason@me.com | 979.450.9969



Architect of Record: LKB Architecture
2929 Allen Pkwy Suite 200
Houston, TX 77019
lisa@lkbarchitecture.com | 713.425.3076



Architect: Ryan Schultz - Opening Design
17 S Fairchild St | FL 7
Madison, WI 53703
ryan@openingdesign.com | 773.425.6456

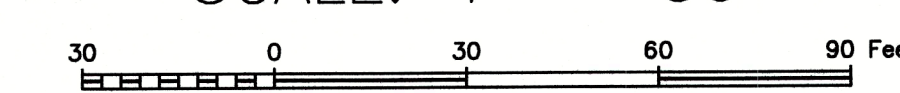
OPTION 2 - SITE PLAN - 11-02-2021
101 W 33RD STREET
BRYAN, TX 77803



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SCALE: 1" = 30'



SURVEYOR'S CERTIFICATE:
I, BRAD KERR, R.P.L.S. NO. 4502, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THIS TRACT EXCEPT AS SHOWN HEREON. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0215F, REVISED DATE: 04-02-2014.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

CM - CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.

SEE METES AND BOUNDS PREPARED FEBRUARY, 2016, FOR MORE DESCRIPTIVE INFORMATION.

ELEVATION DATUM: NAVD 1988 PER CITY OF BRYAN GPS MONUMENT NO. 116. (N:10231805.10; E:3536114.65; Z:336.90).

EASEMENTS TO QWEST COMMUNICATIONS COMPANY, LLC, 12713/87 & 12824/69, APPLY TO TRACT 2 AND 3 ONLY. EASEMENT IS CALLED TO BE 20' WIDE ALONG INSTALLED TELECOMMUNICATIONS EQUIPMENT. ACTUAL LOCATION IS NOT DEFINED.

LEGEND:

- A/C
- WATER METER
- LIGHT POLE
- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- AERIAL ELECTRIC LINES
- WOOD FENCE
- CHAIN LINK FENCE
- DECK
- CONCRETE

REVISED 02-29-16:
SEPARATED INTO 3 TRACTS

REVISED 03-03-16: AREA FOR TRACT 1 AND NOTED BOTH TITLE COMMITMENTS

REVISED 03-04-16: ADDED EASEMENTS/ NOTES

TRACTS 2 AND 3

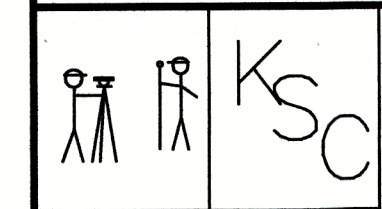
BUYER	KASSANDRA BOBBITT
TITLE COMPANY	UNIVERSITY TITLE COMPANY
G.F. No.	154864

TRACT 1

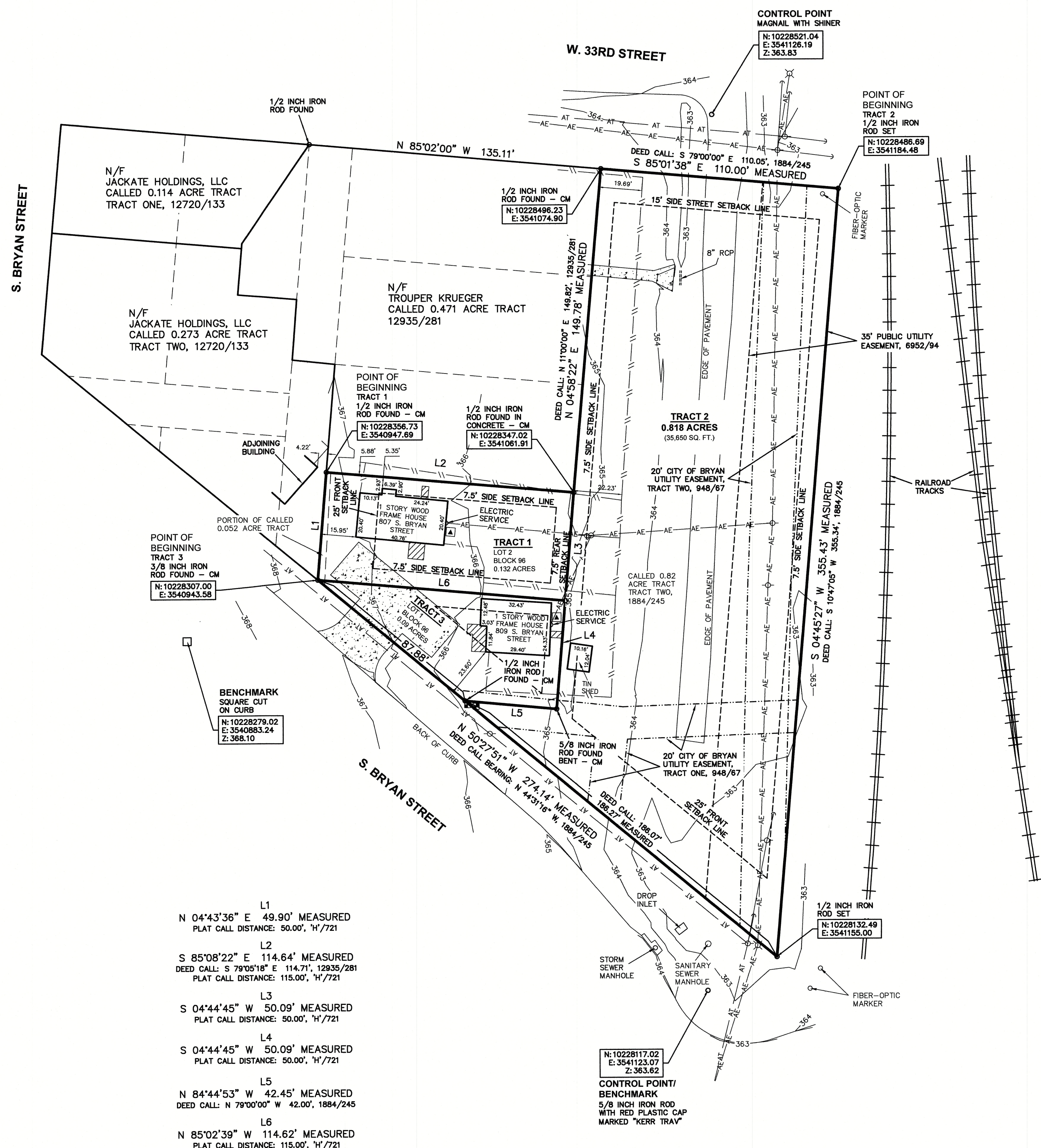
BUYER	KASSANDRA BOBBITT
TITLE COMPANY	UNIVERSITY TITLE COMPANY
G.F. No.	154865



LAND TITLE SURVEY PLAT
OF A
0.132 ACRE TRACT - TRACT 1
A 0.818 ACRE TRACT - TRACT 2
AND A 0.09 ACRE TRACT - TRACT 3
BRYAN ORIGINAL TOWNSHIP
VOLUME 'H', PAGE 721
BRYAN, BRAZOS COUNTY, TEXAS



SCALE: 1 INCH = 30 FEET
SURVEY DATE: 02-25-16
PLAT DATE: 02-25-16
JOB NUMBER: 16-131
CAD NAME: 16-131
CR5 FILE: BOT-GTG (cont); 16-131 (job)
PREPARED BY: KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE (979) 268-3195



- L1
N 04°43'36" E 49.90' MEASURED
PLAT CALL DISTANCE: 50.00', 1/721
- L2
S 85°08'22" E 114.64' MEASURED
DEED CALL: S 79°05'18" E 114.71', 12935/281
PLAT CALL DISTANCE: 115.00', 1/721
- L3
S 04°44'45" W 50.09' MEASURED
PLAT CALL DISTANCE: 50.00', 1/721
- L4
S 04°44'45" W 50.09' MEASURED
PLAT CALL DISTANCE: 50.00', 1/721
- L5
N 84°44'53" W 42.45' MEASURED
DEED CALL: N 79°00'00" W 42.00', 1884/245
- L6
N 85°02'39" W 114.62' MEASURED
PLAT CALL DISTANCE: 115.00', 1/721

N:10228117.02
E:3541123.07
Z:363.82
CONTROL POINT/
BENCHMARK
5/8 INCH IRON ROD
WITH RED PLASTIC CAP
MARKED "KERR TRAY"