



SCALE: 1" = 30'

N 64°08'38" E 17.05'

1/2 INCH IRON ROD WITH BLUE
PLASTIC CAP STAMPED 'KERR
SURVEYING' SET

RADIUS=375.00'
ARC DIST=89.27'
DELTA=13°38'24"
CHORD=N 57°19'26" E 89.06'

WILDERNESS DRIVE
(50' WIDE RIGHT-OF-WAY,
474/781 DRBCT)

1/2 INCH IRON
ROD FOUND (CM)

RADIUS=25.00'
ARC DIST=39.27'
DELTA=90°00'00"
CHORD=N 05°30'14" E
35.36'

1/2 INCH IRON
ROD FOUND (CM)

BUTLER RIDGE DRIVE
(50' WIDE RIGHT-OF-WAY,
474/781 DRBCT)

1 INCH IRON PIPE FOUND
BEARS S 39°29'46" E 1.18'
FROM THE PROPERTY CORNER

LOT 4
BLOCK 2

20' WIDE UTILITY EASEMENT
(474/781 DRBCT)

S 39°29'46" E 61.77'

20' REAR
SETBACK LINE (Z)

1/2 INCH IRON
ROD FOUND (CM)

1 STORY BRICK HOUSE
2700 WILDERNESS DRIVE

LOT 3
BLOCK 2
0.213 ACRES

LOT 2
BLOCK 2

S 50°30'15" W 130.00'

1/2 INCH IRON ROD FOUND
BEARS N 00°15'11" E 0.21'
FROM THE PROPERTY CORNER

ZONING SETBACK NOTES

ACCORDING TO THE CITY OF COLLEGE STATION ONLINE ZONING MAP REFERENCED ON 06-24-2024, THIS TRACT IS ZONED GENERAL SUBURBAN [GS] AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (Z) AS SHOWN HEREON:

FRONT SETBACK - 25'
SIDE SETBACK (INTERIOR) - 7.5'
SIDE SETBACK (STREET) - 15'
REAR SETBACK - 20'

SURVEYOR'S CERTIFICATE:

I, MICHAEL KONETSKI, R.P.L.S. NO. 6531, 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.

Michael Konetski
MICHAEL KONETSKI
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6531



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 METER
CLEAN OUT
UTILITY POLE
GUY WIRE
A/C UNIT
GAS METER
ELECTRIC SERVICE
FIBER OPTIC HANDHOLE
AERIAL ELECTRIC LINES
WOOD FENCE
DECK
CONCRETE
CURB

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 1.00010479726849 (CALCULATED USING GEOID12B).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

(R) PER RESTRICTIONS, 486/117 DRBCT.

(P) PER PLAT OF RAINTREE, SECTION FOUR, 474/781 DRBCT.

PROPERTY LINE DIMENSIONS SHOWN HEREON ARE PLAT CALL AND MEASURED, 474/781 DRBCT.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENT ISSUED BY SOUTH LAND TITLE, LLC, GF NO. BC2413272, EFFECTIVE DATE: 05-19-2024. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- ITEM 10h: EASEMENTS AND BUILDING LINES PER PLAT (474/781 DRBCT) DO APPLY TO THIS TRACT AS SHOWN.
- ITEMS 10i-10s DO NOT CROSS/AFFECT THIS TRACT.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

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. 48041C0310F, REVISED DATE: 04-02-2014.

LAND TITLE SURVEY PLAT
OF
LOT 3, BLOCK 2
RAINTREE, SECTION FOUR
VOLUME 474, PAGE 781 OPRBCT
MORGAN RECTOR LEAGUE SURVEY, ABSTRACT 46
COLLEGE STATION, BRAZOS COUNTY, TEXAS



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

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 06-19-2024 | PLAT DATE: 06-25-2024
JOB NUMBER: 24-708 | CAD NAME: 24-708-TITLE
POINT FILE: 24-708
DRAWN BY: WJB CHECKED BY: MK
PREPARED BY: KERR SURVEYING, LLC
TBPELS FIRM#10018500
1718 BRIARCREST DRIVE, BRYAN, TEXAS 77802
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