

Scotty's House Addition  
6.85 Acre Tract  
Zeno Phillips Survey, A-45  
Bryan, Brazos County, Texas

Field notes of a 6.85 acre tract or parcel of land, lying and being situated in the Zeno Phillips Survey, Abstract No. 45, Bryan, Brazos County, Texas, and being all of the called 4.92 acre tract described in the deed from Dennis A. Pampell, et. ux., to Scotty's House Brazos Valley Child Advocacy Center, Inc., as recorded in Volume 6734, Page 79, of the Official Records of Brazos County, Texas, and all of the called 1.929 acre tract described in the deed from Windover Company of Bryan and Jack W. Lester, Inc., to R & S Leasing, as recorded, in Volume 2377, Page 155, of the Official Records of Brazos County, Texas, and said 6.85 acre tract being more particularly described as follows:

**BEGINNING** at the 3/8" iron rod found marking the northerly northwest corner of the beforementioned 4.92 acre tract in the south right-of-way line of Kent Street, same being the northeast corner of the First Methodist Church of Bryan tract, described in Volume 214, Page 47, of the Deed Records of Brazos County, Texas;

THENCE N 84° 21' 00" E along the south right-of-way line of Kent Street (60' wide right-of-way) for a distance of 275.33 feet to an "X" set in concrete curb at the beginning of a transition curve, concave to the southwest, having a radius of 25.00 feet;

THENCE Southeastly along said transition curve from Kent Street to Villa Maria Road for an arc length of 39.27 feet to an "X" set in concrete curb at the end of this curve, the chord bears S 50° 39' 00" E - 35.36 feet;

THENCE S 05° 39' 00" E along the west right-of-way line of Villa Maria Road (100' wide right-of-way) for a distance of 364.32 feet to an "X" set in concrete curb marking the southeast corner of the beforementioned 1.929 acre tract, same being the northeast corner of the Orsak - called 0.745 acre tract described in Volume 4216, Page 277, of the Official Records of Brazos County, Texas;

THENCE along the south, east and southeast lines of the beforementioned 1.929 acre tract and the beforementioned 0.745 acre tract, the Subdivision of the Albert Graham - 2.429 acre tract according to the plat recorded in Volume 410, Page 607, of the Deed Records of Brazos County, Texas, and the Brazos Valley Communications, Ltd. - called 2.9965 acre tract described in Volume 7611, Page 01, of the Official Records of Brazos County, Texas, as follows:

S 84° 21' 00" W at a distance of 195.23 feet, pass a 1/2" iron rod found marking the southwest corner of the 1.929 acre tract, continue on for a total distance of 283.56 feet to a 3/4" iron rod found at the beginning of a curve, concave to the southeast, having a radius of 75.00 feet;

Southwesterly along said curve, for an arc length of 90.61 feet to a 3/4" iron rod found (bent) at the end of this curve, the chord bears S 49° 44' 24" W - 85.20 feet;

S 15° 07' 48" W for a distance of 168.42 feet to a 1/2" iron pipe found marking the north corner of the 2.9965 acre tract;

S 44° 28' 34" W for a distance of 361.53 feet to a 1/2" iron rod found marking the south corner of the 4.92 acre tract, same being the west corner of the 2.9965 acre tract and being in the northeast line of Lot 5, Block 7, Culpepper Manor - 3rd Installation, according to the plat recorded in Volume 205, Page 441, of the Deed Records of Brazos County, Texas;

THENCE N 44° 54' 21" W along the southwest line of the beforementioned 4.92 acre tract, same being the northeast line of Block 7 of the beforementioned Culpepper Manor - 3rd Installation, for a distance of 245.06 feet to a 1/2" iron rod set at the west corner of the 4.92 acre tract, same being the south corner of Lot 6, Block 11, of Lester's Windower Place - 1st Installation, according to the plat recorded in Volume 185, Page 311, of the Deed Records of Brazos County, Texas;

THENCE along the northwest and west lines of the beforementioned 4.92 acre tract, same being the southeast and east lines of Block 11, of the beforementioned Lester's Windower Place - 1st Installation, as follows:

N 44° 54' 53" E for a distance of 310.18 feet to a 1/2" iron rod found for angle POINT;

N 03° 25' 15" E for a distance of 293.25 feet to a 1/2" iron rod found marking the northwest corner of the 4.92 acre tract, same being the southwest corner of the Adornetto tract described in Volume 2647, Page 48, of the Official Records of Brazos County, Texas;

THENCE N 84° 15' 15" E along the westerly north line of the beforementioned 4.92 acre tract, same being the south line of the beforementioned Adornetto tract, the 10' wide strip described in the deed to First Methodist Church of Bryan, recorded in Volume 227, Page 426, of the Deed Records of Brazos County, Texas, and the beforementioned First Methodist Church of Bryan tract, (21447), for a distance of 259.83 feet to a 3/8" iron rod found marking an interior ell corner of the 4.92 acre tract, same being the southeast corner of said church tract;

THENCE N 05° 39' 00" W along the northerly west line of the beforementioned 4.92 acre tract, same being the east line of the beforementioned church tract (21447), for a distance of 150.15 feet to the PLACE OF BEGINNING, containing 6.85 acres of land, more or less.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

We, SCOTTY'S HOUSE - BRAZOS VALLEY, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County in Volume 6734, Page 79, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

Notary Public, Brazos County, Texas

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

R & S LEASING, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County in Volume 2377, Page 155, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

Notary Public, Brazos County, Texas

**CERTIFICATION OF THE SURVEYOR**

I, S. M. Kling, Registered Professional Land Surveyor No. 2003, 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 property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

S. M. Kling, R.P.L.S. No. 2003

**CERTIFICATION BY THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, 2009, in the Official Records of Brazos County, Texas, in Volume \_\_\_\_\_, Page \_\_\_\_\_.

Karen McQueen, County Clerk,  
Brazos County, Texas

**APPROVAL OF THE CITY ENGINEER**

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2009.

City Engineer, Bryan, Texas

**APPROVAL OF THE CITY PLANNER**

I, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2009.

City Planner, City of Bryan, Texas.

**APPROVAL OF THE PLANNING AND ZONING COMMISSION**

I, \_\_\_\_\_, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the \_\_\_\_\_ day of \_\_\_\_\_, 2009 and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2009 by said Commission.

Chair, Planning & Zoning Commission  
City of Bryan, Texas

**VARIABLE WIDTH PUBLIC UTILITY EASEMENT METES:**

BEARING	DISTANCE
N44°28'34"E	37.64'
N42°39'56"E	161.66'
N42°49'12"E	152.95'
N17°18'51"E	194.67'
N51°42'27"E	4.62'
N18°09'07"E	28.18'
S71°50'53"E	5.00'
S18°09'07"W	20.50'
N51°42'27"E	35.74'
N83°43'53"E	181.30'
N83°29'23"E	122.39'

**PRIVATE ACCESS EASEMENT METES:**

LINE	BEARING	DISTANCE
L1	S05°39'47"E	202.18'
L2	S84°21'13"W	105.47'
SEE CURVE C5		
L3	S05°39'16"E	137.60'
SEE CURVE C6		
L4	S15°07'48"W	50.13'
SEE CURVE C7		
L5	S25°20'56"W	171.34'
SEE CURVE C8		
L6	S44°28'34"W	194.68'

**VARIABLE WIDTH DRAINAGE & PUBLIC UTILITY EASEMENT**

LINE	BEARING	DISTANCE
L7	S05°39'00"E	194.90'
L8	S84°21'00"W	92.92'
L9	S39°21'00"W	79.04'
L10	S05°44'45"E	157.90'
L11	N64°39'05"W	23.36'
L12	N05°44'45"W	246.34'
L13	N84°15'15"E	103.87'
L14	S05°39'00"E	24.75'
L15	N84°21'00"E	45.10'
L16	N05°39'00"W	174.90'
L17	N84°21'00"E	20.00'

**CURVE TABLE:**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	S 50°39'00"E - 35.36'
C2	90.61'	75.00'	69°13'12"	S 49°44'24"W - 85.20'
C3	91.16'	75.00'	62°00'09"	S 33°20'56"W - 77.26'
C4	9.45'	75.00'	7°13'03"	S 18°44'20"W - 9.44'
C5	106.82'	68.00'	90°00'30"	S 39°20'58"W - 96.17'
C6	17.59'	48.50'	20°47'04"	S 04°44'16"W - 17.50'
C7	8.65'	48.50'	10°13'08"	S 20°14'22"W - 8.64'
C8	16.19'	48.50'	19°07'38"	S 34°54'45"W - 16.12'

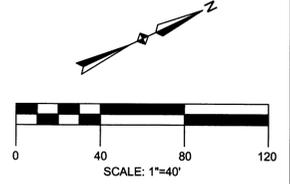
**FINAL PLAT**  
OF  
**SCOTTY'S HOUSE**  
ADDITION  
**6.85 ACRE TRACT**  
ZENO PHILLIPS SURVEY, A-45  
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:  
SCOTTY'S HOUSE - BRAZOS VALLEY  
502 S. COLLIER  
BRYAN, TEXAS 77803  
979.775.6095

R & S LEASING  
P. O. BOX 602  
BRENNHAM, TEXAS 77834  
979.775.6095

SCALE: 1"=40' JANUARY, 2009  
PREPARED BY: JAN 16 2009  
KLING ENGINEERING & SURVEYING  
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

H:\Land Projects R2\041\Zeno Phillips A-45\Scotty's House\Draw\Plat\Title\T Preliminary & Final Plats.dwg 1/15/2009 9:42:53 AM CST



1712 Southwest Pkwy, Ste 105  
College Station, Texas 77840  
P.O. Box 10763, 77842-0763  
979.680.8840 (Phone)  
979.680.8841 (Fax)  
www.gessnerengineering.com



FOR REVIEW  
NOT FOR  
CONSTRUCTION

**Received**  
10/20/2009  
Development & Engineering  
Services

**SCOTT'S HOUSE  
CHILD ADVOCACY CENTER  
2408 KENT STREET  
BRYAN, TEXAS**

Issue Date:  
01/19/09

Project Number:  
05-0469

Drawn By:  
DAL

Checked By:  
MPT

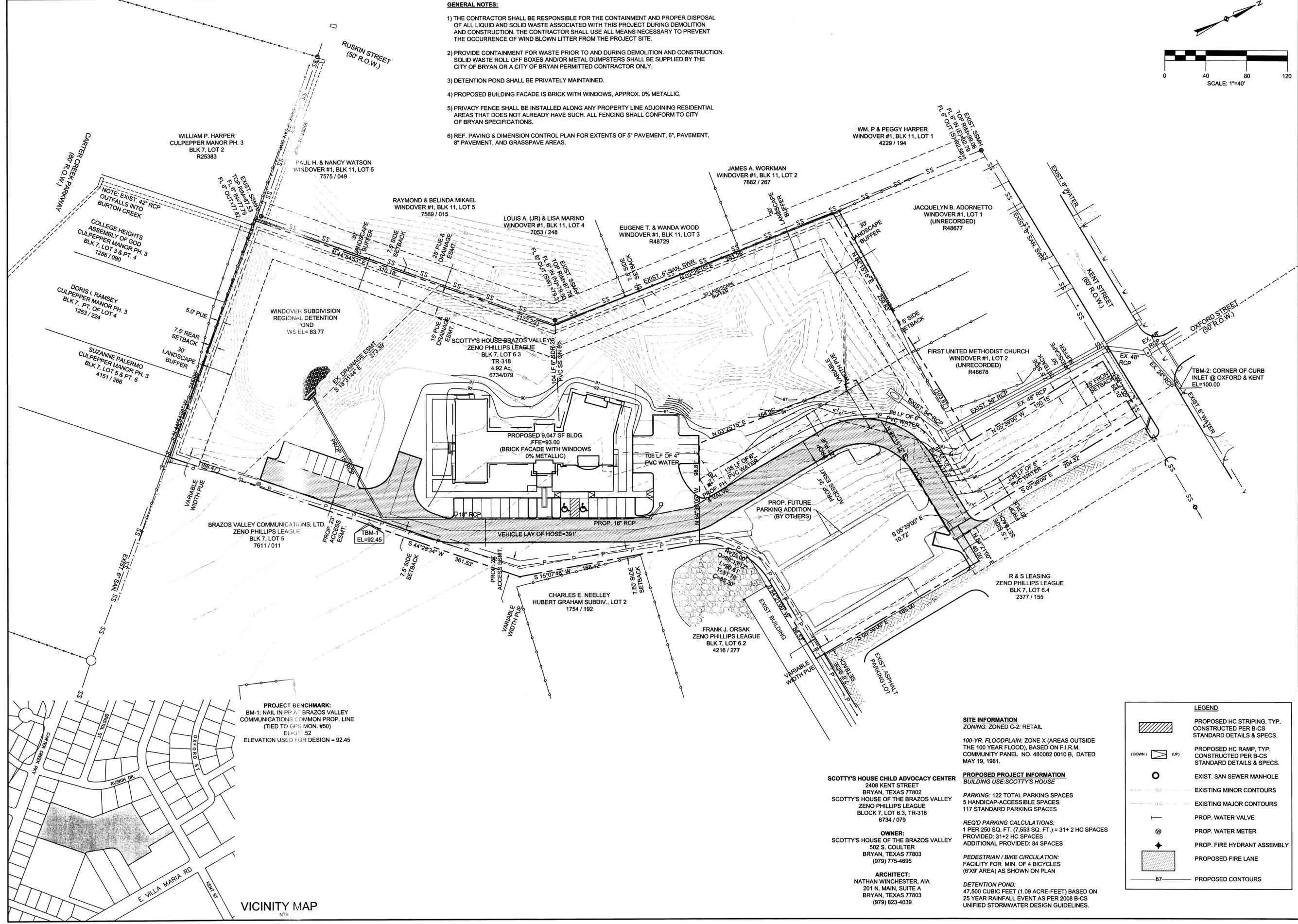
Revision:  
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SITE PLAN

**C1.0**  
Sheet: 1 of 2

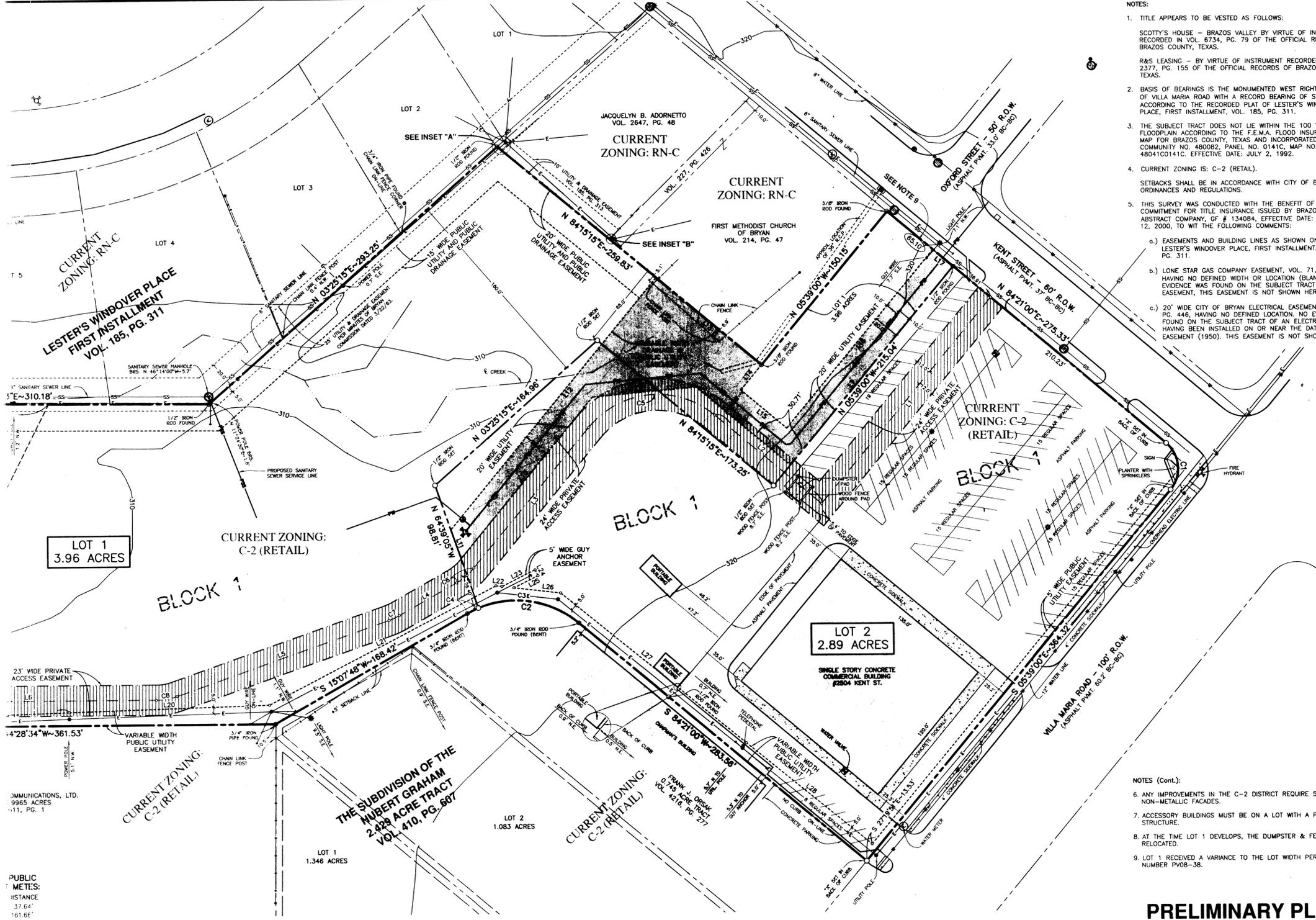
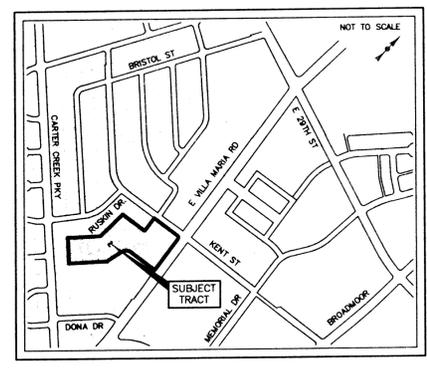
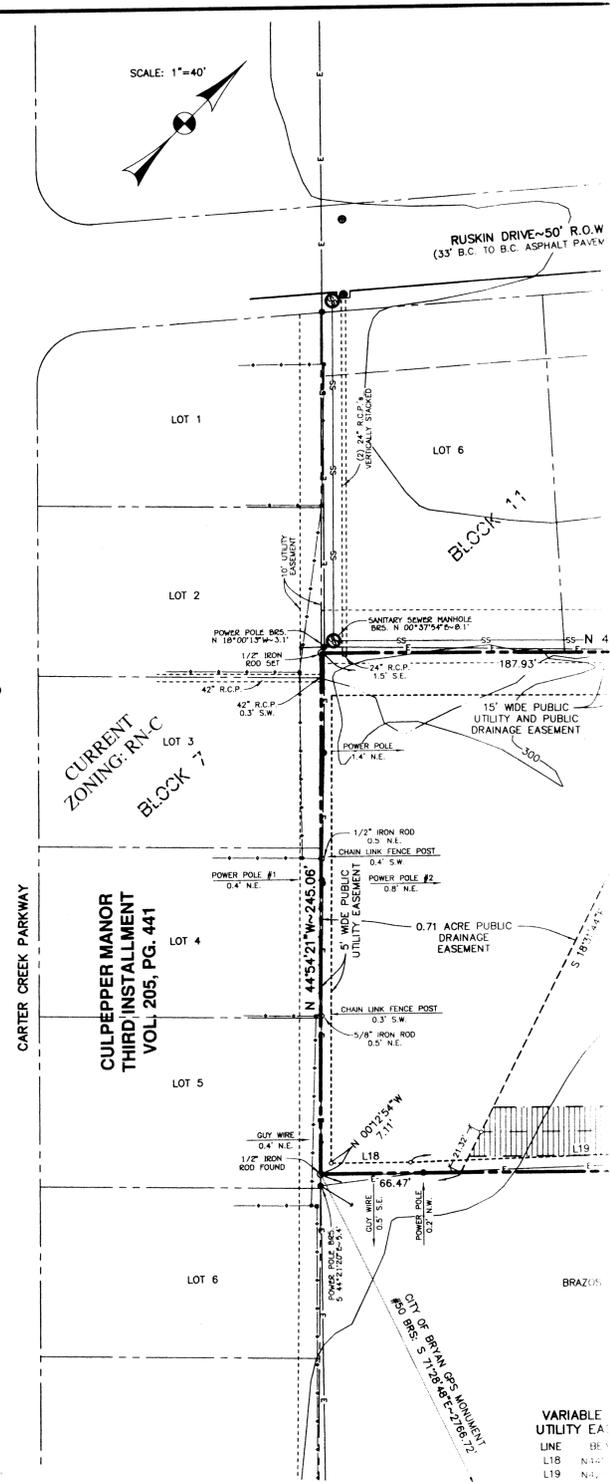
**GENERAL NOTES:**

- 1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT DURING DEMOLITION AND CONSTRUCTION. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
- 2) PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OF BRYAN OR A CITY OF BRYAN PERMITTED CONTRACTOR ONLY.
- 3) DETENTION POND SHALL BE PRIVATELY MAINTAINED.
- 4) PROPOSED BUILDING FACADE IS BRICK WITH WINDOWS, APPROX. 0% METALLIC.
- 5) PRIVACY FENCE SHALL BE INSTALLED ALONG ANY PROPERTY LINE ADJOINING RESIDENTIAL AREAS THAT DOES NOT ALREADY HAVE SUCH. ALL FENCING SHALL CONFORM TO CITY OF BRYAN SPECIFICATIONS.
- 6) REF. PAVING & DIMENSION CONTROL PLAN FOR EXTENTS OF 5" PAVEMENT, 6" PAVEMENT, 8" PAVEMENT, AND GRASSPAVE AREAS.



VICINITY MAP

SCALE: 1"=40'



**VARIABLE UTILITY EASEMENT METES:**

LINE	BEARING	DISTANCE
L18	N 44°	37.64'
L19	N 44°	161.84'
L20	N 44°	152.95'
L21	N 44°	194.67'
L22	N 44°	4.62'
L23	N 44°	28.18'
L24	S 77°	5.00'
L25	S 77°	20.50'
L26	N 44°	35.74'
L27	N 44°	181.30'
L28	N 44°	122.39'

**PUBLIC METES:**

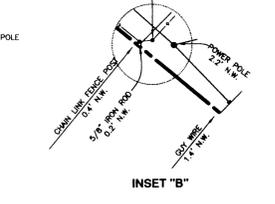
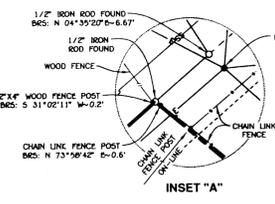
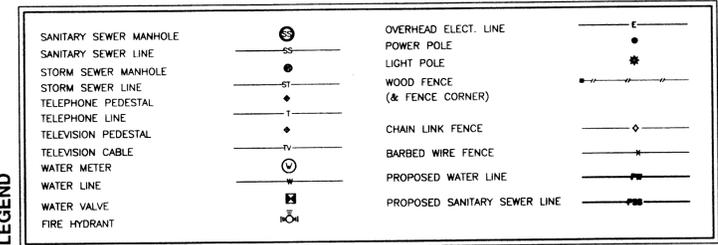
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L27	N 44°	181.30'
L28	N 44°	122.39'

**PRIVATE ACCESS EASEMENT METES:**

LINE	BEARING	DISTANCE
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L2	S 84°21'13"W	105.47'
L3	S 05°39'16"E	137.60'
L4	S 15°07'48"W	50.13'
L5	S 25°20'56"W	171.34'
L6	S 44°28'34"W	194.68'

**CURVE TABLE:**

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C3	81.16'	75.00'	62°00'09"	S 53°20'56"W ~ 77.26'
C4	9.45'	75.00'	71°3'03"	S 18°44'20"W ~ 9.44'
C5	106.82'	68.00'	90°00'30"	S 39°20'58"W ~ 96.17'
C6	17.59'	48.50'	20°47'04"	S 04°44'16"W ~ 17.50'
C7	8.65'	48.50'	10°13'08"	S 20°4'22"W ~ 8.64'
C8	16.19'	48.50'	19°07'38"	S 34°54'45"W ~ 16.12'



- NOTES:**
- TITLE APPEARS TO BE VESTED AS FOLLOWS:  
SCOTTY'S HOUSE - BRAZOS VALLEY BY VIRTUE OF INSTRUMENT RECORDED IN VOL. 6734, PG. 79 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.  
R&S LEASING - BY VIRTUE OF INSTRUMENT RECORDED IN VOL. 2377, PG. 155 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
  - BASIS OF BEARINGS IS THE MONUMENTED WEST RIGHT-OF-WAY OF VILLA MARIA ROAD WITH A RECORD BEARING OF S 05° 39' E ACCORDING TO THE RECORDED PLAT OF LESTER'S WINDOVER PLACE, FIRST INSTALLMENT, VOL. 185, PG. 311.
  - THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0141C, MAP NO. 48041C0141C. EFFECTIVE DATE: JULY 2, 1992.
  - CURRENT ZONING IS: C-2 (RETAIL).  
SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCES AND REGULATIONS.
  - THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY BRAZOS COUNTY ABSTRACT COMPANY, OF # 134084, EFFECTIVE DATE: SEPTEMBER 12, 2000, TO WIT THE FOLLOWING COMMENTS:  
a) EASEMENTS AND BUILDING LINES AS SHOWN ON PLAT OF LESTER'S WINDOVER PLACE, FIRST INSTALLMENT, VOL. 185, PG. 311.  
b) LONE STAR GAS COMPANY EASEMENT, VOL. 71, PG. 620, HAVING NO DEFINED WIDTH OR LOCATION (BLANKET). NO EVIDENCE WAS FOUND ON THE SUBJECT TRACT OF THIS EASEMENT, THIS EASEMENT IS NOT SHOWN HEREON.  
c) 20' WIDE CITY OF BRYAN ELECTRICAL EASEMENT, VOL. 141, PG. 446, HAVING NO DEFINED LOCATION. NO EVIDENCE WAS FOUND ON THE SUBJECT TRACT OF AN ELECTRIC LINE HAVING BEEN INSTALLED ON OR NEAR THE DATE OF THIS EASEMENT (1950). THIS EASEMENT IS NOT SHOWN HEREON.

- NOTES (Cont.):**
- ANY IMPROVEMENTS IN THE C-2 DISTRICT REQUIRE 50% NON-METALLIC FACADES.
  - ACCESSORY BUILDINGS MUST BE ON A LOT WITH A PRIMARY STRUCTURE.
  - AT THE TIME LOT 1 DEVELOPS, THE DUMPSTER & FENCE WILL BE RELOCATED.
  - LOT 1 RECEIVED A VARIANCE TO THE LOT WIDTH PER CASE NUMBER PV08-38.

**PRELIMINARY PLAN  
(NOT FOR RECORD)**  
OF  
**SCOTTY'S HOUSE  
ADDITION**  
6.85 ACRE TRACT

ZENO PHILLIPS SURVEY, A-45  
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:  
SCOTTY'S HOUSE - BRAZOS VALLEY  
502 S. COLLIER  
BRYAN, TEXAS 77803  
979.773.4695

R & S LEASING  
P. O. BOX 602  
BRYAN, TEXAS 77803  
979.773.4695

SCALE: 1"=40' JANUARY, 2009

PREPARED BY:  
KLING ENGINEERING & SURVEYING  
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH. 979/846-6212