

BCS Development Co.
177.64 Acres
Vol. 8256, Pg. 46

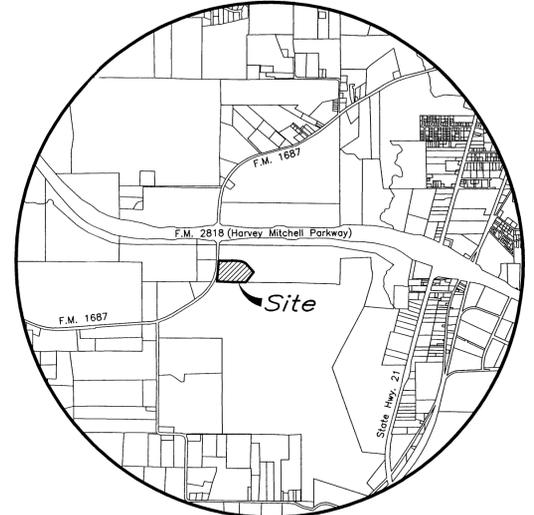
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 43°29'21" E	40.73'
L2	S 51°35'26" E	74.25'



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD
C1	5°04'47"	1211.00'	107.36'	53.72'	S 49°03'03" E	107.33'
C2	5°04'47"	1189.00'	105.41'	52.74'	N 49°03'03" W	105.38'
C3	46°19'29"	400.00'	323.41'	171.13'	N 23°20'55" W	314.67'



Vicinity Map

FIELD NOTES
14.770 ACRES

Being all that certain tract or parcel of land lying and being situated in the HEZEKIAH JONES SURVEY, Abstract No. 145 in Brazos County, Texas and being a portion of the 177.64 acre tract described in the deed from Jennifer Ann Garter and Kathleen Garter Jackson to BCS Development Company recorded in Volume 8256, Page 46 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 3/8-inch iron rod marking the northwest corner of the said 177.64 acre tract, the north corner of a 595.777 acre R.O. Lawrence, III et ux tract described in Volume 1215, Page 741 (O.R.B.C.), and being in the southeast right-of-way line of F.M. 1687 (also known as Sandy Point Road, 80' right-of-way);

THENCE: along the said southeast line of F.M. 1687 for the following four (4) calls:

- 1) N 46° 50' 25" E for a distance of 361.11 feet to a found capped 1/2-inch iron rod (#5676) for corner;
- 2) N 46° 43' 38" E for a distance of 245.23 feet to a found TxDOT concrete right-of-way marker for corner;
- 3) N 43° 29' 21" E for a distance of 40.73 feet to a 1/2-inch iron rod set for corner;

THENCE: through the interior of the before-said 177.64 acre tract for the following eight (8) calls:

- 1) S 46° 30' 39" E for a distance of 150.00 feet to a 1/2-inch iron rod set for the Point-of-Curvature of a curve to the left;
- 2) 107.36 feet along the arc of said curve having a central angle of 05° 04' 47", a radius of 1211.00 feet, a tangent of 53.72 feet and a long chord bearing S 49° 03' 03" E at a distance of 107.33 feet to a 1/2-inch iron rod set for the Point-of-Tangency;
- 3) S 51° 35' 26" E for a distance of 74.25 feet to a 1/2-inch iron rod set for the Point-of-Curvature of a curve to the right;
- 4) 105.41 feet along the arc of said curve having a central angle of 05° 04' 47", a radius of 1189.00 feet, a tangent of 52.74 feet and a long chord bearing S 49° 03' 03" E at a distance of 105.38 feet to a 1/2-inch iron rod set for the Point-of-Tangency;
- 5) S 46° 30' 39" E for a distance of 192.27 feet to a 1/2-inch iron rod set for the Point-of-Curvature of a curve to the right;
- 6) 323.41 feet along the arc of said curve having a central angle of 46° 19' 29", a radius of 400.00 feet, a tangent of 171.13 feet and a long chord bearing S 23° 20' 55" E at a distance of 314.67 feet to a 1/2-inch iron rod set for the Point-of-Tangency;
- 7) S 00° 11' 10" E for a distance of 280.40 feet to a 1/2-inch iron rod set for corner;
- 8) S 79° 59' 43" W for a distance of 402.93 feet to a 1/2-inch iron rod set for corner in the common line of the before-mentioned 177.64 acre and 595.777 acre tracts;

THENCE: N 48° 05' 56" W along said common line for a distance of 465.10 feet to a found 1/2-inch iron rod for corner;

THENCE: N 46° 20' 42" W continuing along said common line for a distance of 441.99 feet to the POINT OF BEGINNING and containing 14.770 acres of land, more or less.

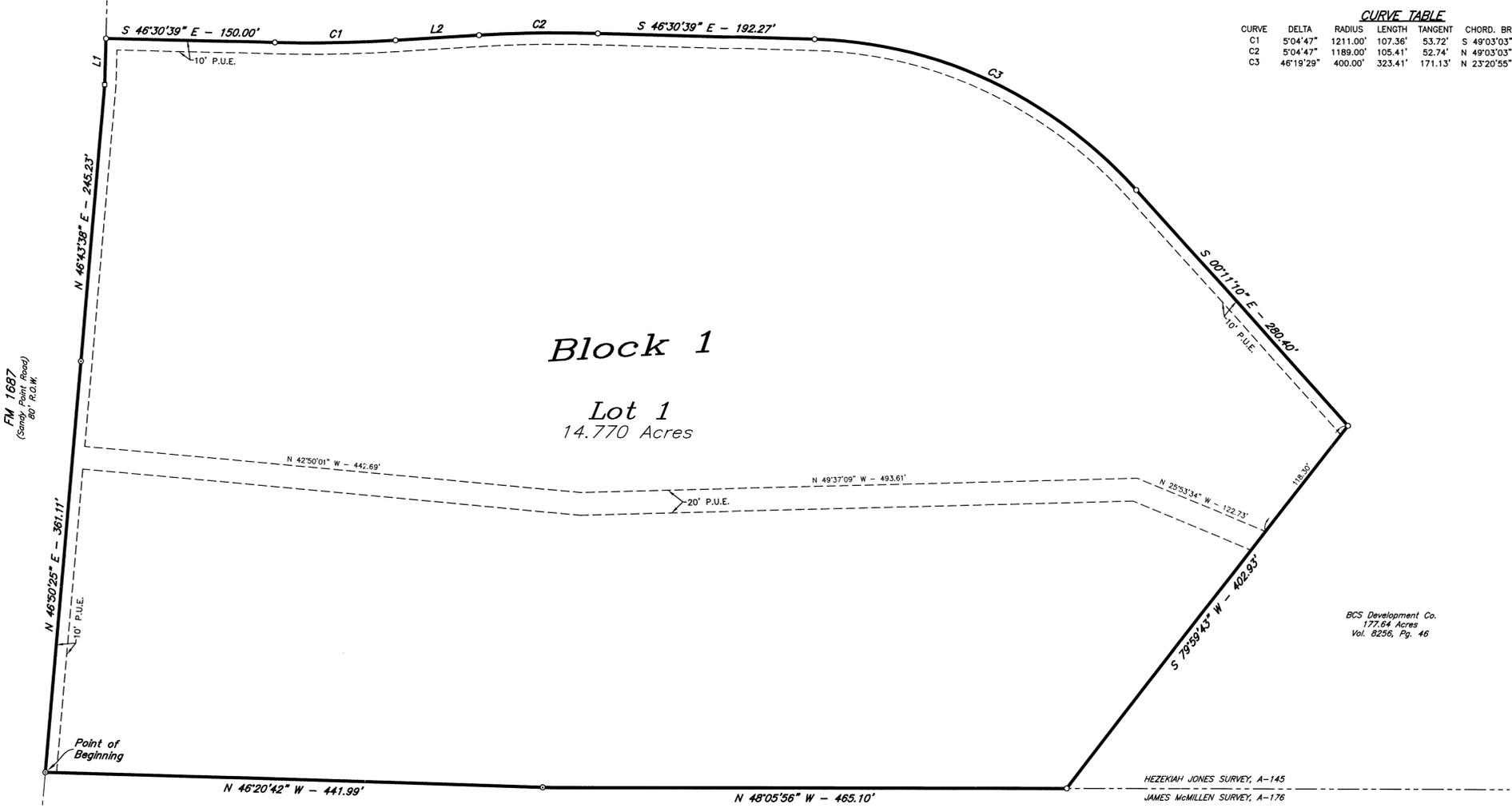
CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, 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.

Kevin R. McClure, R.P.L.S. No. 5650

JUN 18 2008



Block 1
Lot 1
14.770 Acres

BCS Development Co.
177.64 Acres
Vol. 8256, Pg. 46

Now or Formerly
R.O. Lawrence III, et. ux.
595.77 Acres
Vol. 1215, Pg. 741

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, BCS Development Company, owner and developer of the land shown on this plat, and designated herein as the NORTHBRIDGE SUBDIVISION, PHASE 1 Subdivision to the City of College Station, Texas, and whose name are subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, easements, and public places thereon shown for the purpose and consideration therein expressed.

Randy French, President

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 on this ___ day of _____, 20__.

Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karan McCuan, 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 _____, 20__ in the Official Records of Brazos County, Texas in Volume _____, Page _____.

County Clerk, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & 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 _____, 20__.

City Planner, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman 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 and Zoning Commission of the City of Bryan on the ___ day of _____, 2008 and same was duly approved on the ___ day of _____, 2008 by said Commission.

Chairman, Planning and Zoning Commission

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 _____, 2008.

City Engineer, Bryan, Texas

GENERAL NOTES:

1. ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distances to the found monuments are consistent with the deed recorded in Volume 8256, Page 46, Official Records of Brazos County, Texas.
2. Proposed Land Use is Public School.
3. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0129C, effective July 2, 1992, this Property is not located in a 100-year flood hazard area.
4. Water service is provided by the City of Bryan.
5. Electrical Service is provided by Bryan Texas Utilities (BTU).
6. Unless otherwise indicated, all lot corners are marked with 1/2" iron rods.
 - ⊙ - 1/2" Iron Rod Found
 - - 1/2" Iron Rod Set
 - ⊙ - 3/8" Iron Rod Found
 - ⊙ - TxDOT Right-Of-Way Marker
7. Abbreviations:
P.U.E. - Public Utility Easement

FINAL PLAT

**NORTHBRIDGE
SUBDIVISION, PHASE 1**

LOT 1, BLOCK 1
14.770 ACRES

HEZEKIAH JONES SURVEY, A-145
BRYAN, BRAZOS COUNTY, TEXAS

JUNE, 2008
SCALE: 1" = 60'

<p>Owner: BCS Development Co. 4090 S.H. 6 South College Station, TX 77845 (979) 690-1222</p>	<p>Surveyor: McClure & Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103 College Station, Texas 77845 (979) 693-3838</p>
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