

**SCALE IN FEET**

Curve Table						Line Table			
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION	Line #	Length	Direction
C1	39.13'	25.00'	089°40'05"	24.86'	35.25'	N02°59'45"W	L1	50.00'	S41° 50' 17"W
C2	41.10'	25.00'	094°12'10"	26.90'	36.63'	N88°56'22"E	L2	50.01'	N47° 18' 20"W
							L3	50.00'	S41° 50' 17"W

**LEGEND**

- PLAT BOUNDARY
- ROW LINE
- LOT LINE
- PROPERTY CORNER
- PUBLIC UTILITY EASEMENT LINE
- PUBLIC UTILITY EASEMENT
- PUE
- PROPOSED PIPELINE EASEMENT

**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 \_\_\_\_ 20\_\_.

City Planner  
Bryan, Texas

**APPROVAL OF 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 and Zoning Commission of the City of Bryan on the \_\_\_\_ day of \_\_\_\_ 20\_\_ and same was duly approved on the \_\_\_\_ day of \_\_\_\_ 20\_\_ by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Brad Kerr, Registered Public Surveyor No. 4502, 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 the property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

**CERTIFICATE OF 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 \_\_\_\_ 20\_\_.

City Engineer, Bryan, Texas

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Justin Whitworth, Manager of Worth Acquisitions, owner of the 19.956 acre tract shown on this plat, being the tract of land as conveyed in the Deeds Records of Brazos County in Volume 8945, Page 87, and designated herein as the Progress Park Subdivision, Phase 2, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Justin Whitworth, Manager

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

**CERTIFICATE OF THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_ 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 in Volume \_\_\_\_ Page \_\_\_\_.

County Clerk  
Brazos County, Texas

**METES AND BOUNDS DESCRIPTION OF A 19.956 ACRE TRACT**  
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 10, ABSTRACT NO. 6, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 10.00 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO M.D. WHEELER, LTD RECORDED IN VOLUME 3007, PAGE 334 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY AND ALL OF A CALLED 10.00 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO M.D. WHEELER, LTD RECORDED IN VOLUME 3007, PAGE 336 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 3/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF STATE HIGHWAY NO. 6 (VARIABLE WIDTH R.O.W.) MARKING THE WEST CORNER OF A CALLED 25.4832 ACRE TRACT AS DESCRIBED BY A DEED TO M.D. WHEELER, LTD. RECORDED IN VOLUME 3007, PAGE 330 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 10.00 ACRE TRACT (3007/334);

**THENCE:** ALONG THE NORTHEAST LINE OF STATE HIGHWAY NO. 6 FOR THE FOLLOWING CALLS:

- N 43° 57' 33" W FOR A DISTANCE OF 255.45 FEET TO A CONCRETE RIGHT-OF-WAY MARKER FOUND;
- N 47° 20' 49" W FOR A DISTANCE OF 343.83 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID 10.00 ACRE TRACTS;
- N 47° 18' 20" W FOR A DISTANCE OF 387.36 FEET TO A CONCRETE RIGHT-OF-WAY MARKER FOUND;
- N 50° 04' 19" W FOR A DISTANCE OF 213.02 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 10.00 ACRE TRACT (3007/336) AND THE SOUTH CORNER OF A CALLED 7.00 ACRE TRACT OF LAND BEING A PORTION OF LOT 1, BLOCK 1, SIEGERT SUBDIVISION AS DESCRIBED BY A DEED TO SNS INVESTMENTS, LLC RECORDED IN VOLUME 2835, PAGE 191 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

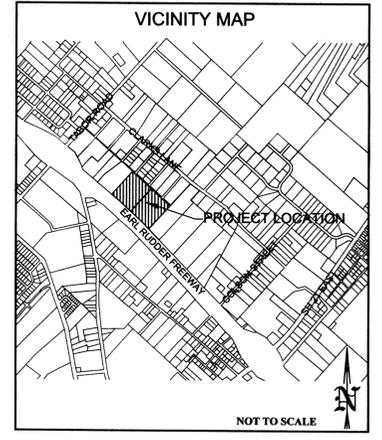
**THENCE:** N 42° 09' 56" E ALONG THE COMMON LINE OF SAID 10.00 ACRE TRACT (3007/336) AND SAID 7.00 ACRE TRACT FOR A DISTANCE OF 728.79 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTHWEST LINE OF SHIRLEY DRIVE (25' R.O.W.) MARKING THE NORTH CORNER OF SAID 10.00 ACRE TRACT (3007/336) AND THE EAST CORNER OF SAID 7.00 ACRE TRACT;

**THENCE:** S 47° 49' 48" E ALONG THE SOUTHWEST LINE OF SHIRLEY DRIVE FOR A DISTANCE OF 1194.63 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF SAID 25.4832 ACRE TRACT MARKING THE EAST CORNER OF SAID 10.00 ACRE TRACT (3007/334);

**THENCE:** S 41° 50' 17" W ALONG THE NORTHWEST LINE OF SAID 25.4832 ACRE TRACT FOR A DISTANCE OF 744.16 FEET TO THE POINT OF BEGINNING CONTAINING 19.956 ACRES OF LAND AS SURVEYED ON THE GROUND DECEMBER, 2008. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

**EASEMENT NOTES:**  
\*BLANKET EASEMENT TO CITY OF BRYAN, 98/348, PROVIDES A 20' EASEMENT CENTERED ON EXISTING AND FUTURE FIXTURES FOR ELECTRICAL AND TELEPHONE DISTRIBUTION. SAID EASEMENT APPEARS TO COVER THE UTILITY POLE AND ADJOINING GUY WIRE LOCATED ON THE NORTHWEST LINE OF THE SUBJECT PROPERTY.  
BLANKET EASEMENT TO HUMBLE PIPELINE CO., 48/561, DOES APPLY TO THIS TRACT. LOCATION OF PIPELINE AND WIDTH OF EASEMENT IS NOT SPECIFIED.

- GENERAL NOTES:**
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
  - THIS SUBDIVISION DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAN ACCORDING TO THE FIRM, MAPS, COMMUNITY PANEL NO. 48041C0131 C, EFFECTIVE DATE: 07-02-1992.
  - THE CURRENT ZONING OF THIS TRACT IS C-3, COMMERCIAL.
  - BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE.
  - CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINE ARE ARC LENGTHS.
  - ACCESS TO LOT 2 FROM SH 6 SHALL ONLY BE AT THE LOCATION OF THE "FUTURE MAJOR COLLECTOR".



**FINAL PLAT**

**PROGRESS PARK SUBDIVISION RECEIVED**

**PHASE 2**  
**LOTS 2-5, BLOCK 2**  
**19.956 ACRES**  
**RIGHT OF WAY DEDICATION - 1.351 ACRES**  
STEPHEN F. AUSTIN LEAGUE NO. 10, A-63  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 100'

OWNER/DEVELOPER:  
WORTH ACQUISITIONS, LLC  
P.O. BOX 11071  
COLLEGE STATION, TEXAS 77842  
979.764.4930

SEPTEMBER 2010  
OCTOBER 2010 (REV.)

ENGINEER:  
SCHULTZ ENGINEERING, LLC.  
Firm Registration No. 12327  
2730 Longmire Drive, Suite A  
College Station, Texas 77845  
P. O. Box 11995  
College Station, Texas 77842  
979.764.3900

SURVEYOR:  
Kerr Surveying, LLC  
Brad Kerr, R.P.L.S. No. 4502  
505 Church Avenue  
College Station, TX 77841  
(979) 268-3195

OCT 6 2010  
Development & Engineering Services

DB