



L1-N 86°30'35" W 4.01' MEASURED
 N 83°36'51" W 4.01' PLAT CALL, 6327/179
 C1-ARC LENGTH=23.56', RADIUS=15', DELTA=90°
 CHORD=N 42°11'45" E 21.21'

NOTES:

- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
- THIS TRACT IS ZONED C-2 RETAIL.
- A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0134 C, EFFECTIVE DATE: 07-02-1992, AS REVISED PER PHYSICAL MAP REVISION 316-PMR, CASE #10-06-2535P.
- THE FINISHED FLOOR ELEVATION OF ANY PROPOSED STRUCTURE(S) SHALL BE ONE FOOT ABOVE THE APPLICABLE BFE AT THE TIME OF DEVELOPMENT.
- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION (NAD 83).

RECEIVED
 MAY 16 2012
 Development & Engineering Services

METES AND BOUNDS DESCRIPTION OF A 3.59 ACRE TRACT JOHN AUSTIN LEAGUE NO. 8, A-2 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE NO. 8, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT OF LAND AS DESCRIBED BY A DEED TO RAY BOMNSKIE AND WIFE, DEBBIE BOMNSKIE RECORDED IN VOLUME 899, PAGE 192 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTH LINE OF FM 158 - BOONVILLE ROAD (R.O.W. VARIES) MARKING THE SOUTHWEST CORNER OF A CALLED 1.3 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO MICHAEL DAVIS, TRUSTEE, RECORDED IN VOLUME 3022, PAGE 210 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: ALONG THE NORTH LINE OF FM 158 FOR THE FOLLOWING CALLS:

S 87° 34' 38" W FOR A DISTANCE OF 119.52 FEET (DEED CALL: S 89° 35' 14" W - 119.52 FEET) TO A 1/2 INCH IRON ROD SET;

N 86° 42' 07" W FOR A DISTANCE OF 182.23 FEET (DEED CALL: N 83° 46' 34" W - 185.95 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF LOT 1R, BLOCK 1, PECAN RIDGE PHASE FOUR ACCORDING TO THE REPLAT RECORDED IN VOLUME 6327, PAGE 179 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: N 86° 30' 35" W FOR A DISTANCE OF 4.01 FEET (PLAT CALL: N 83° 36' 51" W - 4.01 FEET, 6327/179);

THENCE: ALONG THE EAST LINE OF SAID LOT 1R FOR THE FOLLOWING CALLS:

N 28° 10' 39" E FOR A DISTANCE OF 65.27 FEET (PLAT CALL: N 31° 11' 32" E - 65.18 FEET, 6327/179) (DEED CALL: N 33° 57' 31" E - 66.82 FEET) TO A 1/2 INCH IRON ROD FOUND;

N 08° 34' 26" E FOR A DISTANCE OF 113.39 FEET (DEED CALL: N 11° 24' 34" E - 113.21 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID LOT 1R AND THE SOUTHWEST CORNER OF LOT 16, BLOCK 6, PECAN RIDGE PHASE TWO ACCORDING TO THE PLAT RECORDED IN VOLUME 6708, PAGE 12

OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: N 40° 35' 19" E ALONG THE SOUTHWEST LINE OF SAID LOT 16 AT 65.00 FEET PASS THE EAST CORNER OF SAID LOT 16 AND THE SOUTH CORNER OF LOT 15, BLOCK 6 OF SAID PECAN RIDGE PHASE TWO, CONTINUE ON ALONG THE SOUTHWEST LINE OF SAID LOT 15, PASS THE EAST CORNER OF SAID LOT 15 AND A SOUTHWEST CORNER OF A CALLED 34.90 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO MICHAEL DAVIS, TRUSTEE, RECORDED IN VOLUME 2910, PAGE 11 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON ALONG THE SOUTH LINE OF SAID 34.90 ACRE TRACT FOR A TOTAL DISTANCE OF 367.22 FEET (DEED CALL: N 43° 25' 27" E - 367.22 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT. FOR REFERENCE, GPS MONUMENT SWG A-53-W BEARS: N 13° 44' 36" W FOR A DISTANCE OF 1225.53 FEET;

THENCE: S 48° 43' 01" E CONTINUING ALONG THE SOUTH LINE OF SAID 34.90 ACRE TRACT FOR A DISTANCE OF 450.54 FEET (DEED CALL: S 49° 52' 53" E - 450.54 FEET) TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF SAID 1.3 ACRE TRACT;

THENCE: S 64° 10' 50" W ALONG THE NORTHWEST LINE OF SAID 1.3 ACRE TRACT FOR A DISTANCE OF 399.78 FEET (DEED CALL: S 67° 09' 48" W - 359.78 FEET) TO THE POINT OF BEGINNING CONTAINING 3.59 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JANUARY, 2012. SEE PLAT PREPARED JANUARY, 2012. FOR MORE DESCRIPTIVE INFORMATION, BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
 COUNTY OF BRAZOS

I, Ray Bomnskie and I, Debbie Bomnskie, owner of the 3.59 acre tract shown on this plat, being the tract(s) of land as conveyed in the Deeds Records of Brazos County in Volume 8599, Page 192 and designated herein as Bomnskie Acres Subdivision, 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.

Notary Public, Brazos County, Texas

Ray Bomnskie, Owner

Debbie Bomnskie, Owner

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

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Ray Bomnskie, 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

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

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Debbie Bomnskie, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she 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 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 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

FINAL PLAT
Little Creek
Subdivision

3.59 ACRES
BLOCK 1, LOT 1
 JOHN AUSTIN LEAGUE NO. 8, A-2
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=30'

OWNER:
 RAY & DEBBIE BOMNSKIE
 6662 CARGILL DRIVE
 BRYAN, TX 77808

SURVEYOR:
 BRAD KERR, R.P.L.S. NO. 4502
 KERR SURVEYING, LLC
 409 N. TEXAS AVE.
 BRYAN, TX 77802
 (979) 268-3195

ENGINEER:

 PO Box 5192 - Bryan, Texas - 77805
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 Form# 9021

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