

LINE	BEARING	DISTANCE
L1	N 47°38'48" E	83.96'
L2	S 42°31'11" E	116.00'
L3	S 47°38'48" W	84.28'
L4	N 40°12'46" E	82.22'
L5	S 89°40'05" E	22.87'
L6	N 83°40'05" W	23.39'
L7	N 40°12'46" E	58.18'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	81.30'	227.46'	20°28'17"	S 53°21'53" E	80.87'
C2	56.03'	257.46'	13°08'16"	N 57°09'35" W	58.91'

R-1618.99'  
Arc-260.12'  
D-9°12'20"  
T-130.34'  
B-N 74°43'30" E  
Chord-259.84'

METES AND BOUNDS DESCRIPTION  
OF A  
23.189 ACRE TRACT  
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62  
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 9.223 ACRE TRACT AS DESCRIBED BY A DEED TO H. BROOKS ENTERPRISES, LLC RECORDED IN VOLUME 11935, PAGE 212 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 13.968 ACRE TRACT AS DESCRIBED BY A DEED TO H. BROOKS ENTERPRISES, LLC RECORDED IN VOLUME 11935, PAGE 220 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF FM 2818 (HARVEY MITCHELL PARKWAY - VARIABLE WIDTH R.O.W.) MARKING THE SOUTH CORNER OF SAID 9.223 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 18.835 ACRE TRACT AS DESCRIBED BY A DEED TO ANN BUENA VISTA APARTMENTS, LLC RECORDED IN VOLUME 11083, PAGE 206 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE NORTHEAST LINE OF FM 2818 FOR THE FOLLOWING CALLS:  
N 49° 57' 42" W FOR A DISTANCE OF 65.58 FEET TO A 1/2 INCH IRON ROD FOUND;  
N 41° 18' 55" W FOR A DISTANCE OF 383.11 FEET TO A 1/2 INCH IRON ROD FOUND;  
N 31° 53' 42" W FOR A DISTANCE OF 429.50 FEET TO A 1/2 INCH IRON ROD FOUND;  
N 22° 53' 42" W FOR A DISTANCE OF 537.26 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHERLY LINE OF BECK STREET (VARIABLE WIDTH R.O.W.) MARKING THE WEST CORNER OF SAID 13.968 ACRE TRACT;

THENCE: ALONG THE SOUTHERLY LINE OF BECK STREET FOR THE FOLLOWING CALLS:  
N 69° 39' 52" E FOR A DISTANCE OF 498.40 FEET TO A 1/2 INCH IRON ROD FOUND;  
N 19° 85' 58" W FOR A DISTANCE OF 34.94 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 1618.99 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 12' 20" FOR AN ARC DISTANCE OF 260.12 FEET (CHORD BEARS N 74° 43' 30" E - 259.84 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 13.968 ACRE TRACT AND THE WEST CORNER OF A CALLED 1.831 ACRE REMAINDER OF A 47.202 ACRE TRACT AS DESCRIBED BY A DEED TO RICHARD W. VAUGHN, TRUSTEE, RECORDED IN VOLUME 321, PAGE 680 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 89° 30' 30" E ALONG THE COMMON LINE OF SAID 13.968 ACRE TRACT AND SAID REMAINDER OF 47.202 ACRE TRACT FOR A DISTANCE OF 845.89 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 106.9 ACRE TRACT DESCRIBED AS SECOND TRACT BY A DEED TO MACKIN L. JONES RECORDED IN VOLUME 258, PAGE 737 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

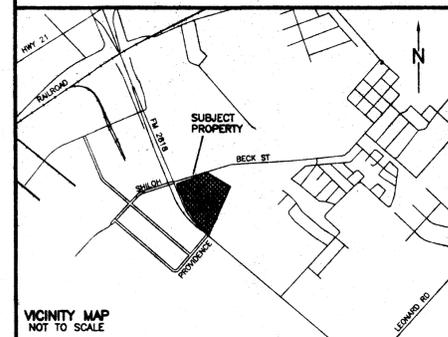
THENCE: S 24° 07' 03" W ALONG THE COMMON LINE OF SAID 13.968 ACRE TRACT AND SAID REMAINDER OF 106.9 ACRE TRACT FOR A DISTANCE OF 111.32 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF THE AFOREMENTIONED 18.835 ACRE TRACT;

THENCE: S 24° 19' 55" W ALONG THE COMMON LINE OF SAID 13.968 ACRE TRACT AND SAID 9.223 ACRE TRACT AND SAID 18.835 ACRE TRACT FOR A DISTANCE OF 1143.98 FEET TO THE POINT OF BEGINNING CONTAINING 23.189 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND MARCH 2014. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 4802



SCALE: 1" = 100'



VICINITY MAP  
NOT TO SCALE

**GENERAL NOTES**

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. A PORTION OF THIS TRACT DOES LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0195 E, DATED MAY 16, 2012.
3. 1/2 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.

**CERTIFICATE OF 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 on the \_\_\_ day of \_\_\_, 20\_\_\_, in the Official Public Records of Brazos County, Texas, in Volume \_\_\_, Page \_\_\_.

County Clerk  
Brazos County, 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 on the \_\_\_ day of \_\_\_, 20\_\_\_, and same was duly approved on the \_\_\_ day of \_\_\_, 20\_\_\_.

Chairman

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF TEXAS  
COUNTY OF BRAZOS

I, H. BROOKS ENTERPRISES, LLC, owner and developer of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 11935, Page 212 & 220 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.

Owner(s)

STATE OF TEXAS  
COUNTY OF BRAZOS

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

Given under my hand and seal on this \_\_\_ day of \_\_\_, 20\_\_\_.

Notary Public, Brazos County, Texas

**CERTIFICATION OF 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, City of Bryan

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

City Engineer, City of Bryan

**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 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.

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

**FINAL PLAT**  
OF  
**TIMBER RIDGE RV PARK**  
**SUBDIVISION**

23.189 AC., S. F. AUSTIN LEAGUE #9, A-62  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 100 FEET  
SURVEY DATE: MARCH 2014  
PLAT DATE: 04-11-14

JOB NUMBER: 14-240  
CAD NAME: 14-240  
CR5 FILE: 13-822

PREPARED BY: KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TEXAS 77803  
PHONE (979) 268-3195

OWNER:  
H. BROOKS ENTERPRISES, LLC  
P.O. BOX 1754  
NAVASOTA, TEXAS 77868  
PHONE (936) 446-8883