METES AND BOUNDS DESCRIPTION
OF A
12.727 ACRE TRACT
J. W. SCOTT SURVEY, A–49
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J. W. SCOTT SURVEY, ABSTRACT NO. 49, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 351.933 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRYAN DEVELOPMENT, LTD RECORDED IN VOLUME 3734, PAGE 105 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 SET ON THE SOUTHWEST LINE OF BOONEVILLE ROAD – FM 158 (R.O.W. VARIES) MARKING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 83° 01' 10" E ALONG THE SOUTHWEST LINE OF BOONEVILLE ROAD FOR A DISTANCE OF 510.82 FEET (DEED CALL BEARING: S 83° 02' 58" E, 4219/141) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF A CALLED 0.517 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE CITY OF BRYAN RECORDED IN VOLUME 7067, PAGE 12 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE WEST LINE OF SAID 0.517 ACRE TRACT FOR THE FOLLOWING CALLS:

S 38° 05' 20" E FOR A DISTANCE OF 74.60 FEET (DEED CALL: S 38° 02' 20" E – 74.69 FEET, 7067/12) TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 159.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 10' 17" FOR AN ARC DISTANCE OF 42.23 FEET (CHORD BEARS: S 05° 52' 04" W – 42.11 FEET) (DEED CALL CHORD: S 05° 48' 53" W – 42.11 FEET, 7067/12) TO A 1/2 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 862.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 46' 45" FOR AN ARC DISTANCE OF 147.13 FEET (CHORD BEARS: S 18° 20' 35" W – 146.95 FEET) (DEED CALL CHORD: S 18° 17' 24" W – 146.95 FEET, 7067/12) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

S 23° 13' 58" W FOR A DISTANCE OF 142.85 FEET (DEED CALL: S 23° 10' 47" W – 142.85 FEET, 7067/12) TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF UNIVERSITY DRIVE E. (120' R.O.W.) MARKING THE SOUTH CORNER OF SAID 0.517 ACRE TRACT AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 4740.00 FEET. FOR REFERENCE, A CONCRETE RIGHT–OF–WAY MARKER FOUND AT THE EAST CORNER OF SAID 0.517 ACRE TRACT BEARS: N 34° 57' 39" E FOR A DISTANCE OF 401.70 FEET (DEED CALL: N 34° 57' 39" E – 401.74 FEET, 7067/12);

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 46' 50" FOR AN ARC DISTANCE OF 395.50 FEET (CHORD BEARS: S 39° 46' 47" W – 395.38 FEET) (DEED CALL AND MEASURED RADIUS, 3734/105) TO A POINT MARKING THE END POINT OF SAID CURVE. FOR REFERENCE, A CONCRETE RIGHT–OF–WAY MARKER FOUND BEARS: S 44° 58' 18" E FOR A DISTANCE OF 0.20 FEET AND A 1/2 INCH IRON ROD FOUND BEARS: N 40° 15' 19" E FOR A DISTANCE OF 0.86 FEET;

THENCE: S 42° 10' 12" W CONTINUING ALONG THE NORTHWEST LINE OF UNIVERSITY DRIVE E. FOR A DISTANCE OF 555.17 FEET (DEED CALL AND MEASURED BEARING, 3734/105) TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 33' 51" FOR AN ARC DISTANCE OF 37.33 FEET (CHORD BEARS: S 84° 57' 07" W – 33.96 FEET) (PLAT CALL AND MEASURED, 8230/243) TO A 1/2 INCH IRON ROD SET ON THE NORTHEAST LINE OF EAST CREST DRIVE (60' R.O.W. PER PLAT OF PARK HUDSON SUBDIVISION, PHASE 8, 8230/243) MARKING THE END POINT OF SAID CURVE;

THENCE: N 52° 15' 58" W ALONG THE NORTHEAST LINE OF EAST CREST DRIVE FOR A DISTANCE OF 296.63 FEET (PLAT CALL: N 52° 15' 58" W – 297.02 FEET, 8230/243) TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 05' 46" FOR AN ARC DISTANCE OF 39.31 FEET (CHORD BEARS: N 07° 13' 05" W – 35.38 FEET) (PLAT CALL AND MEASURED, 8230/243) TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF EASTCHESTER DRIVE (60' R.O.W. PER PLAT, 8230/243) MARKING THE END POINT OF SAID CURVE;

THENCE: ALONG THE SOUTHEAST LINE OF EASTCHESTER DRIVE FOR THE FOLLOWING CALLS:

N 37° 49' 48" E FOR A DISTANCE OF 295.76 FEET (PLAT CALL AND MEASURED, 8230/243) TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTER–CLOCKWISE CURVE HAVING A RADIUS OF 830.00 FEET;

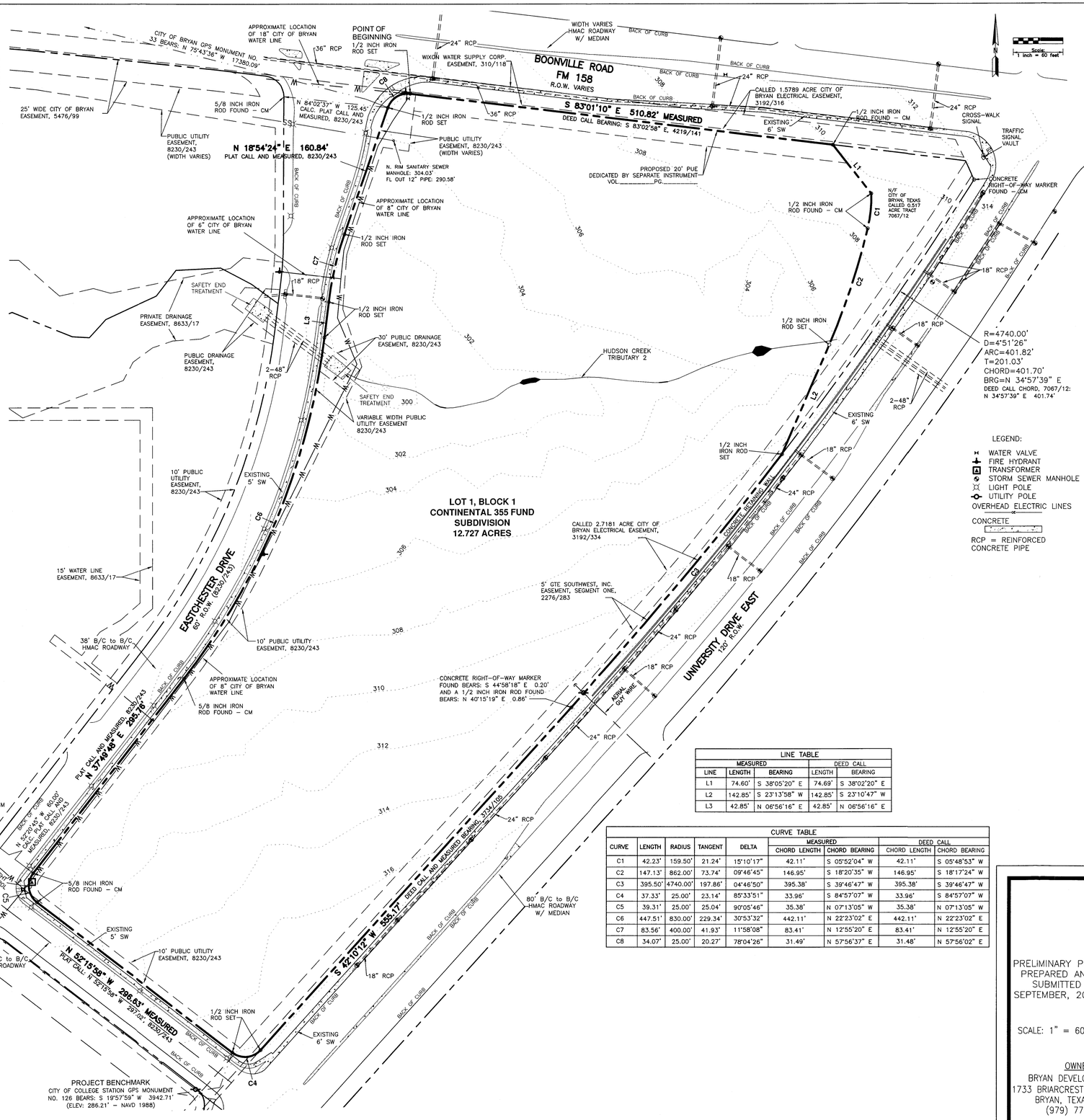
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 53' 32" FOR AN ARC DISTANCE OF 447.51 FEET (CHORD BEARS: N 22° 23' 02" E – 442.11 FEET) (PLAT CALL AND MEASURED, 8230/243) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

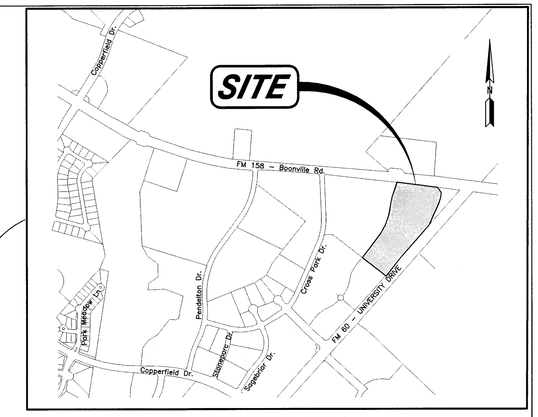
N 06° 56' 16" E FOR A DISTANCE OF 42.85 FEET (PLAT CALL AND MEASURED, 8230/243) TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 400.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 58' 08" FOR AN ARC DISTANCE OF 83.56 FEET (CHORD BEARS: N 12° 55' 20" E – 83.41 FEET) (PLAT CALL AND MEASURED, 8230/243) TO A 5/8 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

N 18° 54' 24" E FOR A DISTANCE OF 160.84 FEET (PLAT CALL AND MEASURED, 8230/243) TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET. FOR REFERENCE, THE CITY OF BRYAN GPS MONUMENT NO. 33 BEARS: N 75° 43' 36" W FOR A DISTANCE OF 17,380.09 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78° 04' 26" FOR AN ARC DISTANCE OF 34.07 FEET (CHORD BEARS: N 57° 56' 37" E – 31.49 FEET) (PLAT CALL CHORD: N 57° 56' 02" E – 31.48 FEET, 8230/243) TO THE POINT OF BEGINNING CONTAINING 12.727 ACRES OF LAND, AS SURVEYED ON THE GROUND SEPTEMBER, 2015. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.





VICINITY MAP
(NTS)

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

ELEVATION DATUM: NAVD 1988, PER CITY OF COLLEGE STATION GPS MONUMENT NO. 126 (ELEVATION: 286.21').

CM – CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY LINES.

THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0220F, REVISED DATE: 04–02–2014.

SUBJECT TRACT IS CURRENTLY ZONED PLANNED DEVELOPMENT (PD) PER CITY OF BRYAN ORDINANCE NO. 1690. BUILDING SETBACK LINES, HEIGHT RESTRICTIONS AND OTHER MATTERS TO BE DETERMINED DURING SITE DEVELOPMENT. SEE CITY OF BRYAN ZONING ORDINANCE, CHAPTER 130, SECTION 25, FOR MORE INFORMATION.

APPROXIMATE LOCATION OF WATER AND SEWER LINES SHOWN HEREON PER MAP PROVIDED BY THE CITY OF BRYAN.

LINE TABLE

	MEASURED		DEED CALL	
LINE	LENGTH	BEARING	LENGTH	BEARING
L1	74.60'	S 38°05'20" E	74.69'	S 38°02'20" E
L2	142.85'	S 23°13'58" W	142.85'	S 23°10'47" W
L3	42.85'	N 06°56'16" E	42.85'	N 06°56'16" E

CURVE TABLE

					MEASURED		DEED CALL	
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD LENGTH	CHORD BEARING	CHORD LENGTH	CHORD BEARING
C1	42.23'	159.50'	21.24'	15°10'17"	42.11'	S 05°52'04" W	42.11'	S 05°48'53" W
C2	147.13'	862.00'	73.74'	09°46'45"	146.95'	S 18°20'35" W	146.95'	S 18°17'24" W
C3	395.50'	4740.00'	197.86'	04°46'50"	395.38'	S 39°46'47" W	395.38'	S 39°46'47" W
C4	37.33'	25.00'	23.14'	85°33'51"	33.96'	S 84°57'07" W	33.96'	S 84°57'07" W
C5	39.31'	25.00'	25.04'	90°05'46"	35.38'	N 07°13'05" W	35.38'	N 07°13'05" W
C6	447.51'	830.00'	229.34'	30°53'32"	442.11'	N 22°23'02" E	442.11'	N 22°23'02" E
C7	83.56'	400.00'	41.93'	11°58'08"	83.41'	N 12°55'20" E	83.41'	N 12°55'20" E
C8	34.07'	25.00'	20.27'	78°04'26"	31.49'	N 57°56'37" E	31.48'	N 57°56'02" E

NOV 12 2015

NOT FOR RECORD

PRELIMINARY PLAN OF CONTINENTAL 355 FUND SUBDIVISION

LOT 1, BLOCK 1
12.727 ACRES
J–W SCOTT SURVEY, A–49
BRYAN
BRAZOS COUNTY, TEXAS

PRELIMINARY PLAN PREPARED AND SUBMITTED SEPTEMBER, 2015

SCALE: 1" = 60'

SURVEYOR:
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TEXAS 77803
(979) 268–3195

OWNER:
BRYAN DEVELOPMENT, LTD.
1733 BRIARCREST DRIVE, STE 202
BRYAN, TEXAS 77802
(979) 776–1646

ENGINEER:
MITCHELL & MORGAN, L.L.P.
3204 EARL RUDDER FWY. S.
COLLEGE STATION, TX 77845
(979) 260–6963