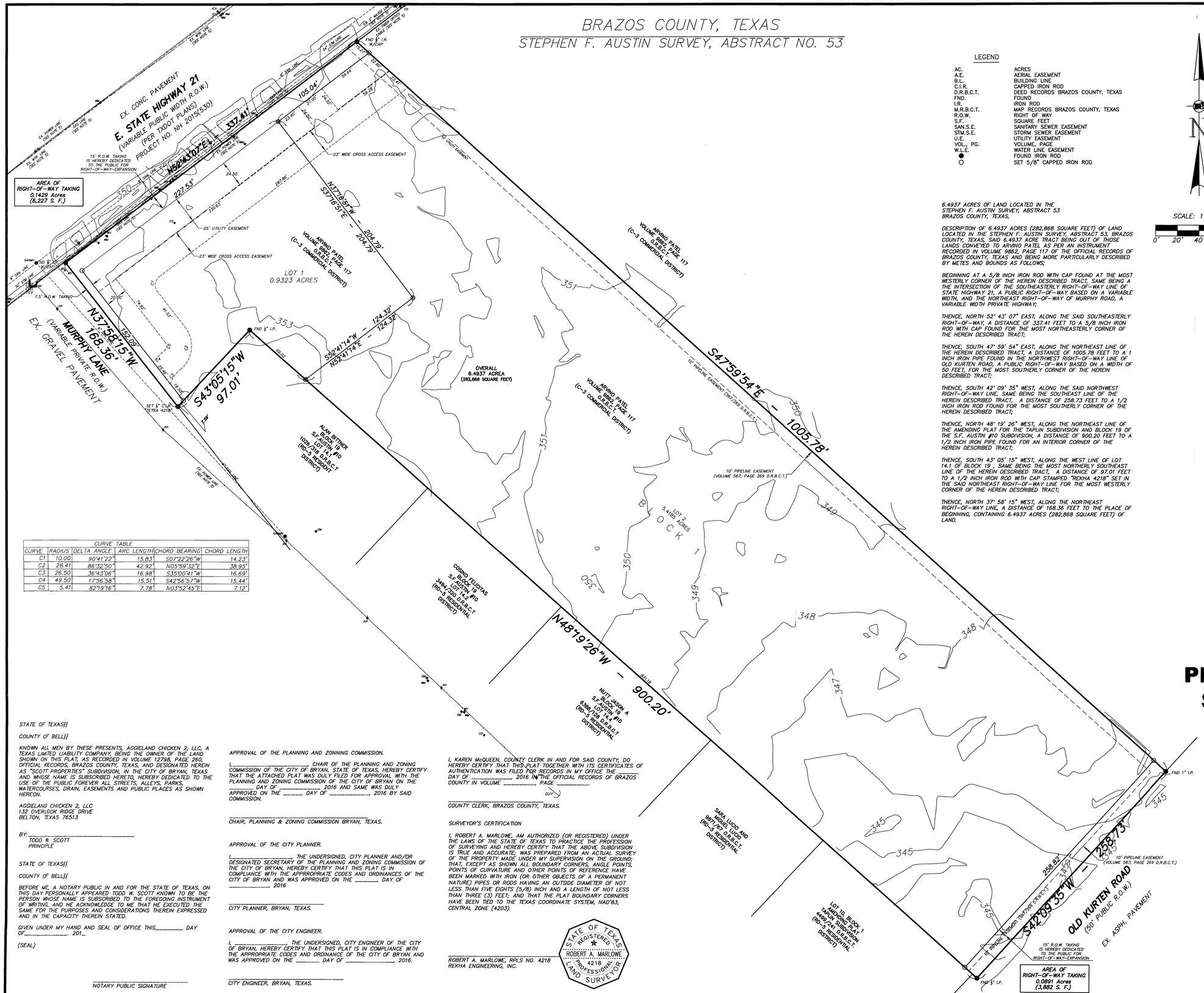
BRAZOS COUNTY, TEXAS

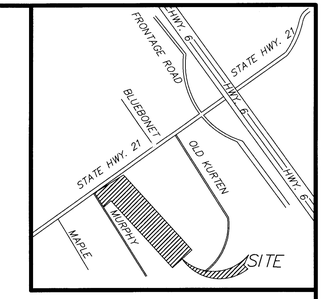
STEPHEN F. AUSTIN SURVEY, ABSTRACT NO. 53



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	10.00	90°41'22"	15.83'	S07°22'26"W	14.23'
C2	28.41	86°32'50"	42.92'	N05°59'32"E	38.95'
C3	26.50	36°43'06"	16.98'	S35°00'41"W	16.69'
C4	49.50	17°56'58"	15.51'	S42°56'57"W	15.44'
C5	5.41	82°19'16"	7.78'	N03°52'45"E	7.12'

LEGEND

AC.	ACRES
A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
C.I.R.	CAPPED IRON ROD
D.R.B.C.T.	DEED RECORDS BRAZOS COUNTY, TEXAS
FND.	FOUND
I.R.	IRON ROD
M.R.B.C.T.	MAP RECORDS BRAZOS COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
SAN.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT
VOL., PG.	VOLUME, PAGE
W.L.E.	WATER LINE EASEMENT
●	FOUND IRON ROD
○	SET 5/8" CAPPED IRON ROD



VICINITY MAP

N.T.S.

N

SCALE: 1"=40'

0' 20' 40' 80'

6.4937 ACRES OF LAND LOCATED IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT 53 BRAZOS COUNTY, TEXAS.

DESCRIPTION OF 6.4937 ACRES (282,868 SQUARE FEET) OF LAND LOCATED IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT 53, BRAZOS COUNTY, TEXAS, SAID 6.4937 ACRE TRACT BEING OUT OF THOSE LANDS CONVEYED TO ARVIND PATEL AS PER AN INSTRUMENT RECORDED IN VOLUME 9862, PAGE 117 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP FOUND AT THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING A THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 21, A PUBLIC RIGHT-OF-WAY BASED ON A VARIABLE WIDTH, AND THE NORTHEAST RIGHT-OF-WAY OF MURPHY ROAD, A VARIABLE WIDTH PRIVATE HIGHWAY;

THENCE, NORTH 52° 43' 07" EAST, ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 337.41 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND FOR THE MOST NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 47° 59' 54" EAST, ALONG THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 1005.78 FEET TO A 1 INCH IRON PIPE FOUND IN THE NORTHWEST RIGHT-OF-WAY LINE OF OLD KURTEN ROAD, A PUBLIC RIGHT-OF-WAY BASED ON A WIDTH OF 50 FEET, FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 42° 09' 35" WEST, ALONG THE SAID NORTHWEST RIGHT-OF-WAY LINE, SAME BEING THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 258.73 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 48° 19' 26" WEST, ALONG THE NORTHEAST LINE OF THE AMENDING PLAT FOR THE TAPLIN SUBDIVISION AND BLOCK 19 OF THE S.F. AUSTIN #10 SUBDIVISION, A DISTANCE OF 900.20 FEET TO A 1/2 INCH IRON PIPE FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 43° 05' 15" WEST, ALONG THE WEST LINE OF LOT 14.1 OF BLOCK 19, SAME BEING THE MOST NORTHERLY SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 97.01 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "REKHA 4218" SET IN THE SAID NORTHEAST RIGHT-OF-WAY LINE FOR THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 37° 58' 15" WEST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 168.36 FEET TO THE PLACE OF BEGINNING, CONTAINING 6.4937 ACRES (282,868 SQUARE FEET) OF LAND.

PLAT NOTES

1. According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 48041C0205F, revised April 02, 2014 the subject tract is located in Zone "X"(unshaded), areas determined to be outside the 0.2% annual chance floodplain.

2. Basis of Bearing is the Texas State Plane Cordinate System, NAD 83, Central Zone.

3. PROPERTY IS ZONED C-3 – COMMERCIAL DISTRICT.

LINE TABLE – 25' ACCESS EASMENT		
LINE	LENGTH	BEARING
L1	24.32	N37°58'15"W
L2	25.00	N37°58'43"W
L3	26.97	N52°43'01"E
L4	81.60	S37°16'54"E
L5	231.38	S52°53'43"W
L6	38.14	N37°16'54"W
L7	25.00	N52°43'37"E
L8	38.21	S37°16'54"E
L9	55.01	S52°53'43"W
L10	25.46	S47°59'48"E
L11	291.12'	N52°53'43"E
L12	81.52	N37°16'54"W
L13	51.67	S52°43'01"W

APR 27 2016

PRELIMINARY PLAT OF SCOTT PROPERTIES SUBDIVISION

PRELIMINARY PLAT OF SCOTT PROPERTIES SUBDIVISION
6.4937 ACRES (282,868 SQUARE FEET) LOCATED IN THE
STEPHEN F. AUSTIN SURVEY, ABSTRACT NO. 53
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 40' 1 BLOCK 2 LOTS DATE: APRIL, 2016

OWNER:
AGGIELAND CHICKEN 2, LLC
132 OVERLOOK RIDGE DRIVE
BELTON, TEXAS 76513

PREPARED BY:
CIVIL ENGINEERING AND LAND SURVEYING FIRM:

REKHA ENGINEERING, INC.
5301 Hollister Street, Suite 190
Houston, Texas 77040
713-895-8080
713-895-8081
Fax: 713-895-7686
Job No.: 0316-3674
TBPLS FIRM NO. 10133800
TBPE NO. F-3712
Contact: John H. English, Sr. Vice President
jake1@pdq.net

STATE OF TEXAS}{

COUNTY OF BELL}{

KNOWN ALL MEN BY THESE PRESENTS, AGGIELAND CHICKEN 2, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT, AS RECORDED IN VOLUME 12798, PAGE 260, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS, AND DESIGNATED HEREIN AS "SCOTT PROPERTIES" SUBDIVISION, IN THE CITY OF BRYAN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAIN, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

AGGIELAND CHICKEN 2, LLC
132 OVERLOOK RIDGE DRIVE
BELTON, TEXAS 76513

BY:_____
TODD W. SCOTT
PRINCIPLE

STATE OF TEXAS}{

COUNTY OF BELL}{

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TODD W. SCOTT KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____ DAY OF_____. 201_

(SEAL)

_____
NOTARY PUBLIC SIGNATURE

APPROVAL OF THE PLANNING AND ZONNING 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 _____, 2016 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2016 BY SAID COMMISSION.

_____
CHAIR, PLANNING & ZONING COMMISSION BRYAN, 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 APPRROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 2016

_____
CITY PLANNER, BRYAN, TEXAS.

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 ORDINANCE OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 2016.

_____
CITY ENGINEER, BRYAN, TEXAS.

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 RECORDS IN MY OFFICE THE _____ DAY OF _____, 2016 IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____, PAGE _____

GUY

_____
COUNTY CLERK, BRAZOS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

I, ROBERT A. MARLOWE, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM, NAD'83, CENTRAL ZONE (4203).

_____
ROBERT A. MARLOWE, RPLS NO. 4218
REKHA ENGINEERING, INC.

STATE OF TEXAS
REGISTERED
ROBERT A. MARLOWE
4218
PROFESSIONAL
LAND SURVEYOR

File Info: I:\3674-Bush Chicken - Hwy 21-Bryan\PLAT\3674 PRELIMINARY SUBDIVISION PLAT.dwg Apr 26, 2016 - 10:14am CAD5