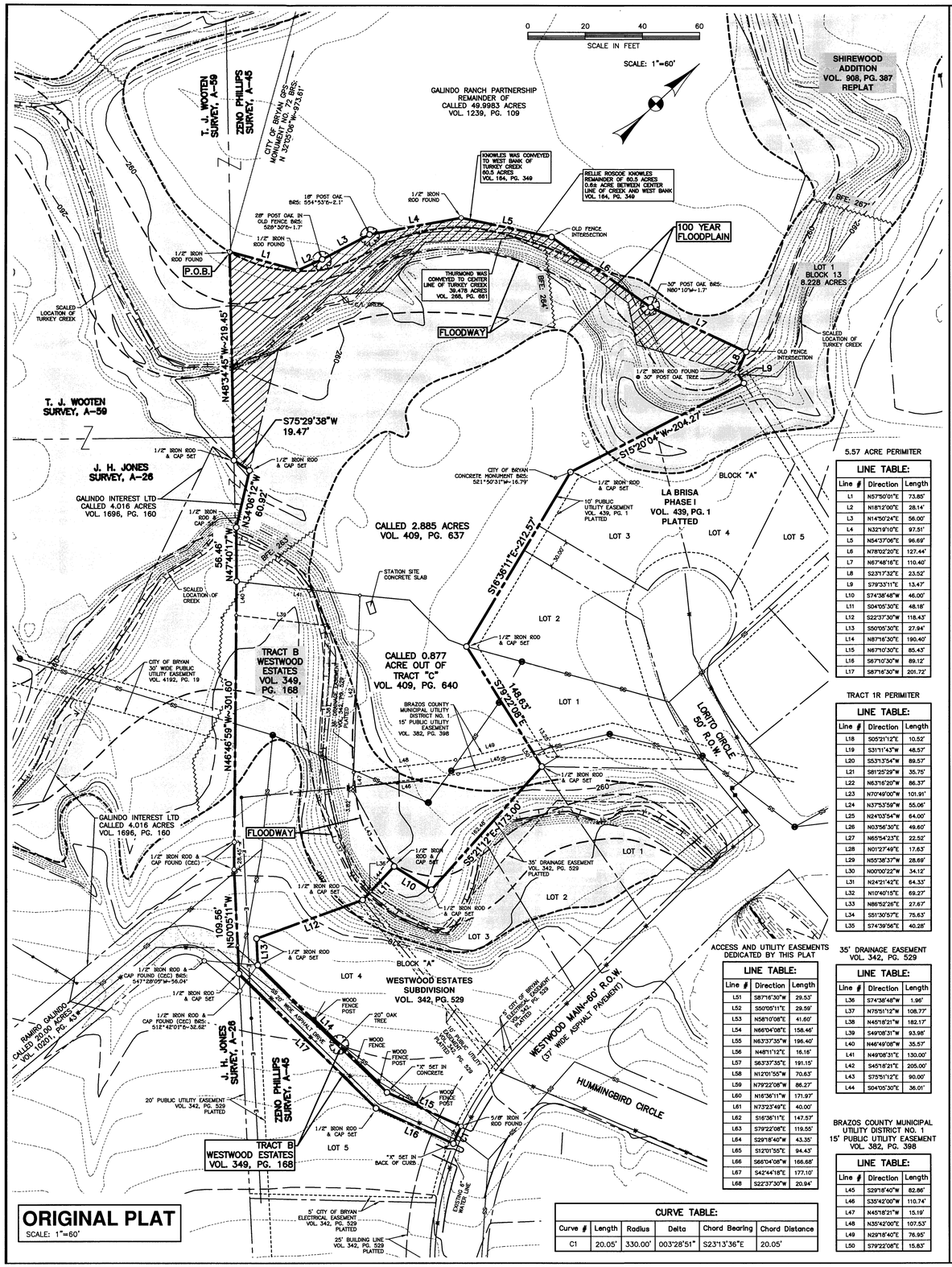


5.57 ACRE PERIMITER

LINE TABLE:

Line #	Direction	Length
L1	N57°50'01"E	73.85'
L2	N18°12'00"E	28.14'
L3	N14°50'24"E	56.00'
L4	N32°19'10"E	97.51'
L5	N54°37'06"E	96.69'
L6	N78°02'20"E	127.44'
L7	N67°48'16"E	110.40'
L8	S23°17'32"E	23.52'
L9	S79°33'11"E	13.47'
L10	S74°38'48"W	46.00'
L11	S04°05'30"E	48.18'
L12	S22°37'30"W	118.43'
L13	S50°05'30"E	27.94'
L14	N87°16'30"E	190.40'
L15	N67°10'30"E	85.43'
L16	S87°10'30"W	89.12'
L17	S87°16'30"W	201.72'

TRACT 1R PERIMITER

LINE TABLE:

Line #	Direction	Length
L18	S05°21'12"E	10.52'
L19	S31°11'43"W	46.57'
L20	S53°13'54"W	89.57'
L21	S81°25'29"W	35.75'
L22	N63°16'20"W	86.37'
L23	N70°49'00"W	101.91'
L24	N37°53'59"W	55.06'
L25	N24°03'54"W	64.00'
L26	N03°56'30"E	49.60'
L27	N65°54'23"E	22.52'
L28	N01°27'49"E	17.63'
L29	N55°36'37"W	28.69'
L30	N00°00'22"W	34.12'
L31	N24°21'42"E	64.33'
L32	N10°40'15"E	69.27'
L33	N86°52'26"E	27.67'
L34	S51°30'57"E	75.63'
L35	S74°39'56"E	40.28'

35' DRAINAGE EASEMENT VOL. 342, PG. 529

LINE TABLE:

Line #	Direction	Length
L36	S74°38'48"W	1.96'
L37	N75°51'12"W	108.77'
L38	N45°18'21"W	182.17'
L39	S49°08'31"E	93.98'
L40	N46°49'08"W	35.57'
L41	N49°08'31"E	130.00'
L42	S45°18'21"E	205.00'
L43	S75°51'12"E	90.00'
L44	S04°05'30"E	36.01'

BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 15' PUBLIC UTILITY EASEMENT VOL. 382, PG. 398

LINE TABLE:

Line #	Direction	Length
L45	S29°18'40"W	82.86'
L46	S35°42'00"W	110.74'
L47	N45°18'21"W	15.19'
L48	N35°42'00"E	107.53'
L49	N29°18'40"E	76.95'
L50	S79°22'08"E	15.83'

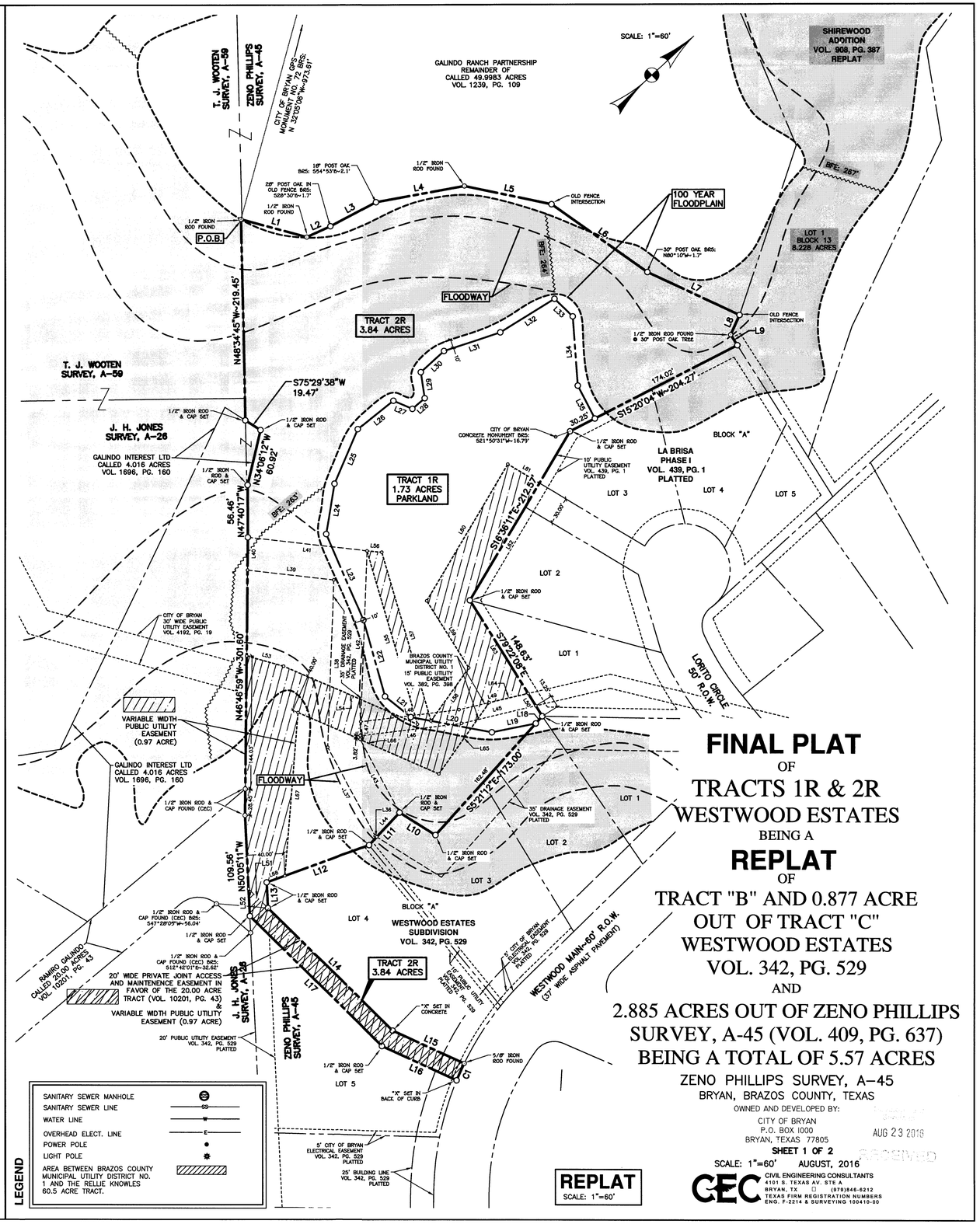
ACCESS AND UTILITY EASEMENTS DEDICATED BY THIS PLAT

LINE TABLE:

Line #	Direction	Length
L51	S87°16'30"W	29.53'
L52	S50°05'11"E	29.59'
L53	N58°10'08"E	41.60'
L54	N66°04'08"E	158.46'
L55	N63°37'35"W	196.40'
L56	N48°11'12"E	16.16'
L57	S63°37'35"E	191.15'
L58	N12°01'55"W	70.63'
L59	N79°22'08"W	86.27'
L60	N16°36'11"W	171.97'
L61	N73°23'49"E	40.00'
L62	S16°36'11"E	147.57'
L63	S79°22'08"E	119.55'
L64	S29°18'40"W	43.35'
L65	S12°01'55"E	94.43'
L66	S66°04'08"W	166.68'
L67	S42°44'18"E	177.10'
L68	S22°37'30"W	20.94'

CURVE TABLE:

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	20.05'	330.00'	003°28'51"	S23°13'36"E	20.05'



LEGEND

- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- WATER LINE
- OVERHEAD ELECT. LINE
- POWER POLE
- LIGHT POLE
- AREA BETWEEN BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 AND THE RELLIE KNOWLES 60.5 ACRE TRACT.

FINAL PLAT

OF

TRACTS 1R & 2R WESTWOOD ESTATES

BEING A

REPLAT

OF

TRACT "B" AND 0.877 ACRE OUT OF TRACT "C" WESTWOOD ESTATES VOL. 342, PG. 529

AND

2.885 ACRES OUT OF ZENO PHILLIPS SURVEY, A-45 (VOL. 409, PG. 637) BEING A TOTAL OF 5.57 ACRES

ZENO PHILLIPS SURVEY, A-45
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
CITY OF BRYAN
P.O. BOX 1000
BRYAN, TEXAS 77805

AUG 23 2016

SHEET 1 OF 2

SCALE: 1"=60' AUGUST, 2016

CEC
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A
BRYAN, TX (979)846-6212
TEXAS FIRM REGISTRATION NUMBERS
ENG. F-2214 & SURVEYING 100410-00

H:\Land Projects R2\041\Zeno Phillips A-45\Storgate NAD83\dwg\Platting\Westwood Estates\Replat.dwg - 8/17/2016 2:09:16 PM

Turkey Creek Conservation and Recreation Preserve
5.57 Acre Tract
Zeno Phillips Survey, A-45
Bryan, Brazos County, Texas

Field notes of a 5.57 acre tract or parcel of land, lying and being situated in the Zeno Phillips Survey, Abstract No. 45, Bryan, Brazos County, Texas, and being part of the 2.885 acre tract described in the deed from William G. Adkins, Trustee, to Brazos County Municipal Utility District No. 1, recorded in Volume 409, Page 637, of the Deed Records of Brazos County, Texas, and being part of the 0.877 acre tract described in the deed from The Braver Corporation, to Brazos County Municipal Utility District No. 1, recorded in Volume 404, Page 640, of the Deed Records of Brazos County, Texas, and being part of Tract B - 1.22 acres, Westwood Estates Subdivision, according to the plat recorded in Volume 342, Page 529, of the Deed Records of Brazos County, Texas, said Tract B being further described in the deed from The Braver Corporation, to Brazos County Municipal Utility District No. 1, recorded in Volume 349, Page 168, of the Deed Records of Brazos County, Texas, and being the remainder of the Rellie Roscoe Knowles - 60.5 acre tract, as described in Volume 164, Page 349, of the Deed Records of Brazos County, Texas, being approximately 0.6 acre (plus or minus), said 0.6 acre tract being the area between the centerline of Turkey Creek as described in the 39.478 acre tract recorded in Volume 268, Page 66, of the Deed Records of Brazos County, Texas, and the west bank of Turkey Creek as described in the Rellie Roscoe Knowles - 60.5 acre tract, and being all of a small triangular shaped tract lying between the west line of Block A, La Brisa Subdivision, Phase 1, and the east line of the 2.885 acre tract, and said 5.57 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod found marking the common corner between the beforementioned Rellie Roscoe Knowles - 60.5 acre tract and a 49.9983 acre tract described in the deed to Galindo Ranch Partnership, recorded in Volume 1239, Page 109, of the Official Records of Brazos County, Texas;

THENCE generally along the west bank of Turkey Creek, same being the common line between the beforementioned Galindo - 49.9983 acre tract, and the beforementioned Knowles - 60.5 acre tract, as follows:

N 57° 50' 01" E	for a distance of 73.85 feet to a ½" iron rod found,
N 18° 12' 00" E	for a distance of 28.14 feet, from which a 28" post oak in old fence bears S 28° 30' E - 1.7 feet,
N 14° 50' 24" E	for a distance of 56.00 feet, from which an 18" post oak bears S 54° 53' E - 2.1 feet,
N 32° 19' 10" E	for a distance of 97.51 feet to a ½" iron rod found,
N 54° 37' 06" E	for a distance of 96.69 feet to an old fence intersection,
N 78° 02' 20" E	for a distance of 127.44 feet, from which a 30" post oak tree bears N 80° 10' W - 1.7 feet,
N 67° 48' 16" E	for a distance of 110.40 feet to the east corner of the beforementioned Galindo - 49.9983 acre tract;

THENCE S 23° 17' 32" E for a distance of 23.52 feet to a ½" iron rod found at a 30" post oak tree marking the north corner of the beforementioned 2.885 acre tract;

THENCE S 79° 33' 11" E along the base of a small triangle, for a distance of 13.47 feet to a ½" iron rod and cap set at the north corner of Lot 4, Block A, La Brisa Subdivision, Phase 1;

THENCE along the common line between the beforementioned Lots 1, 2, 3 and 4, Block A, La Brisa Subdivision, Phase 1, lying to the east, and the following two tracts, lying to the west: the beforementioned 2.885 acre tract and the beforementioned 0.877 acre tract, as follows:

S 15° 20' 04" W	for a distance of 204.27 feet to a ½" iron rod and cap set at an angle point in Lot 3, from which a City of Bryan concrete monument bears S 21° 50' 31" W - 16.8 feet,
S 16° 36' 11" E	for a distance of 212.57 feet to a ½" iron rod and cap set at the common corner between Lot 1 and Lot 2, Block A, La Brisa Subdivision, Phase 1, same being the common corner between the said 2.885 acre tract and the 0.877 acre tract,
S 79° 22' 08" E	for a distance of 148.63 feet to a ½" iron rod and cap set at the common corner between Lot 1, Block A, La Brisa Subdivision, Phase 1, according to the plat recorded in Volume 439, Page 1, of the Deed Records of Brazos County, Texas, and Lot 1, Block A, in the beforementioned Westwood Estates Subdivision;

THENCE along the common line between the beforementioned 0.877 acre tract and Lots 2 and 3, Block A, of the beforementioned Westwood Estates Subdivision, as follows:

S 05° 21' 12" E	for a distance of 173.00 feet to a ½" iron rod and cap set,
S 74° 38' 48" W	for a distance of 46.00 feet to a ½" iron rod and cap set at the common corner between the said 0.877 acre tract and the beforementioned Tract B - 1.22 acres, Westwood Estates Subdivision;

THENCE along the common line between the beforementioned Tract B - 1.22 acres, Westwood Estates Subdivision, and Lots 3 and 4, Block A, Westwood Estates Subdivision, as follows:

S 04° 05' 30" E	for a distance of 48.18 feet to a ½" iron rod and cap set at the common corner between Lot 3 and Lot 4, Block A, Westwood Estates Subdivision,
S 22° 37' 30" W	for a distance of 118.43 feet to a ½" iron rod and cap set,
S 50° 05' 30" E	for a distance of 27.94 feet to a ½" iron rod and cap set,
S 87° 16' 30" E	for a distance of 190.40 feet,
N 67° 10' 30" E	for a distance of 85.43 feet to a 5/8" iron rod found in the west right-of-way line of Westwood Main - 60' wide right-of-way, according to the plat of the beforementioned Westwood Estates, same being a curve, concave to the east, having a radius of 330.00 feet,
Southerly along	said curve, same being the west right-of-way line of Westwood Main, for an arc distance of 20.05 feet, to an "X" set in back of curb at the end of this curve, at the common corner between the said 1.22 acre - Tract B, and Lot 5, Block A, the chord bears S 23° 13' 36" E - 20.05 feet;

THENCE along the common line between the beforementioned 1.22 acre - Tract B and Lot 5, Block A, as follows:

S 67° 10' 30" W	for a distance of 89.12 feet to a ½" iron rod and cap set;
N 87° 16' 30" W	for a distance of 201.72 feet to a ½" iron rod and cap set at the common westerly corner between Tract B and Lot 5, and in the northeast line of a 20.00 acre tract described in the deed to Ramiro Galindo, recorded in Volume 10201, Page 43, of the Official Records of Brazos County, Texas;

THENCE along the common line between the beforementioned Tract B - 1.22 acres, Westwood Estates Subdivision, and the beforementioned Galindo - 20.00 acre tract, as follows:

N 50° 05' 11" W	for a distance of 109.56 feet to a ½" iron rod and cap found,
N 46° 46' 59" W	for a distance of 28.45 feet to a ½" iron rod and cap found marking the common corner between the beforementioned Galindo - 20.00 acre tract and a 4.016 acre tract described in the deed to Galindo Interest Ltd, recorded in Volume 1696, Page 160, of the Official Records of Brazos County, Texas;

THENCE along the common line between the beforementioned Galindo - 4.016 acre tract, and the beforementioned Galindo Ranch - 49.9983 acre tract, lying to the southwest, and the following three tracts, lying to the northeast: the beforementioned Tract B - 1.22 acres, Westwood Estates Subdivision, the beforementioned 2.885 acre tract, and the beforementioned Knowles - 60.5 acre tract, as follows:

N 46° 46' 59" W	for a distance of 273.15 feet,
N 47° 40' 17" W	for a distance of 56.46 feet to ½" iron rod and cap set,
N 34° 06' 12" W	for a distance of 60.92 feet to ½" iron rod and cap set at the north corner of the beforementioned 4.016 acre tract,
S 75° 29' 38" W	for a distance of 19.47 feet to ½" iron rod and cap set,
N 48° 34' 45" W	for a distance of 219.45 feet to the PLACE OF BEGINNING, containing 5.57 acres of land, more or less.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, City of Bryan, the owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Deed Records of Brazos County in Volume 409, Page 637, Volume 404, Page 640 and Volume 349, Page 168, 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.

_____
Kean Register, City Manager

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Kean Register, 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 of office this _____ day of _____, 2016.

_____
Notary Public, Brazos County, Texas

APPROVAL OF THE 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 & 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
City of 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 appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2016.

_____
City Planner, City of 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 ordinances of the City of Bryan and was approved on the _____ day of _____, 2016.

_____
City Engineer, Bryan, Texas

CERTIFICATION BY 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 the _____ day of _____, 2016, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.

_____
Karen McQueen, County Clerk,
Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

I. S. M. Kling, Registered Professional Land Surveyor No. 2003, 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.

STATE OF TEXAS
REGISTERED
S.M. KLING
2003
PROFESSIONAL
LAND SURVEYOR

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____
S. M. Kling, R.P.L.S. No. 2003

VICINITY MAP
NOT TO SCALE

NOTES:

THE BASIS OF BEARINGS IS GRID NORTH, BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD–27 DATUM, CONVERGENCE=02°01'56". DISTANCES ARE SURFACE. DISTANCES EXPRESSED IN U.S. SURVEY FEET (SURFACE ADJUSTMENT FACTOR=1.0001093).

2. CURRENT TITLE APPEARS VESTED IN BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 BY VIRTUE OF DEEDS RECORDED IN VOL. 349, PG. 168, VOL. 409, PG. 637 AND VOL. 409, PG. 640, ALL OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

3. A PORTION OF THE SUBJECT TRACT DOES LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0285E, MAP NO.: 48041C0285E; EFFECTIVE DATE: MAY 16, 2012.

4. 1/2" IRON RODS & CAP SET AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.

5. CURRENT ZONING:

- TRACT "B" WESTWOOD ESTATES AND 0.877 ACRES OUT OF ZENO PHILLIPS SURVEY, A–45: **RESIDENTIAL DISTRICT – 7000 (RD–7)**
- PORTION OF TRACT "C" WESTWOOD ESTATES AND 2.885 ACRES OUT OF ZENO PHILLIPS SURVEY, A–45: **AGRICULTURAL – OPEN DISTRICT (A–O)**

6. CONTOURS SHOWN HEREON ARE TAKEN FROM CITY OF BRYAN ELECTRONIC DATA.

7. TRACT 2R IS NOT A BUILDING SITE. NO BUILDINGS OR STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE PERMITTED ON TRACT 2R.

8. THE PRIVATE JOINT ACCESS EASEMENT SHOWN ON TRACT 2R SHALL BE FOR THE SOLE PURPOSE OF PROVIDING PERPETUAL ACCESS TO THE ADJACENT PROPERTY CURRENTLY OWNED BY RAMIRO GALINDO, CALLED 20.00 ACRES (VOL. 10201, PG. 43). GRANTING OF THIS EASEMENT SHALL NOT OBLIGATE GRANTOR TO ANY REPAIR OR MAINTENANCE OF ANY IMPROVEMENTS THAT MAY BE LOCATED IN THE AREA ENCOMPASSED BY THIS EASEMENT.

9. THE PURPOSE OF TRACTS 1R & 2R ARE AS FOLLOWS:

- TRACT 1R – IS TO BECOME A DEDICATED CITY OF BRYAN PARKLAND.

  THE SOUTH AND WEST LINES OF TRACT 1R WERE CREATED 10' FROM THE FLOODPLAIN SO THAT NO PORTION OF TRACT 1R LIES WITHIN THE FLOODPLAIN.

- TRACT 2R – IS TO BE INCORPORATED INTO THE TURKEY CREEK CONSERVATION AND RECREATION PRESERVE AS A PART OF A COMPREHENSIVE TRAIL SYSTEM.

FINAL PLAT
OF
TRACTS 1R & 2R
WESTWOOD ESTATES
BEING A
REPLAT
OF
TRACT "B" AND 0.877 ACRE OUT OF TRACT "C" WESTWOOD ESTATES VOL. 342, PG. 529
AND
2.885 ACRES OUT OF ZENO PHILLIPS SURVEY, A-45 (VOL. 409, PG. 637) BEING A TOTAL OF 5.57 ACRES
ZENO PHILLIPS SURVEY, A–45
BRYAN, BRAZOS COUNTY, TEXAS

OWNED AND DEVELOPED BY:
CITY OF BRYAN
P.O. BOX 1000
BRYAN, TEXAS 77805

SHEET 2 OF 2

SCALE: 1"=60' AUGUST, 2016

CEC CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A
BRYAN, TX ☐ (979)846-6212
TEXAS FIRM REGISTRATION NUMBERS
ENG. F-2214 & SURVEYING 100410-00

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