ORIGINAL PLAT

SCALE: 1" = 40'

0' 40' 80' 120'

LEGEND:
WATER METER
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
LIGHT POLE
UTILITY POLE
GUY WIRE ANCHOR
AERIAL ELECTRIC LINES
WOOD FENCE
WROUGHT IRON FENCE
CONCRETE

PROFESSIONAL COMPLEX
LOT 1R, BLOCK G
PLAT 508/563
H. ROBERTSON PROPERTY DEVELOPMENT COMPANY LLC
11155/208
ZONED C-2 RETAIL

BUSINESS COMPLEX SUBDIVISION
LOT 1, BLOCK 1
PLAT 824/537
BRAZOS VALLEY OF TEXAS, L.P.
3412/195
ZONED C-2 RETAIL

BUSINESS COMPLEX SUBDIVISION
LOT 2, BLOCK 1
PLAT 824/537
THE RETINA CENTER HOLDINGS, LLC
6815/215
ZONED C-2 RETAIL

BRYAN MEDICAL BUILDING SUBDIVISION
LOT 1, BLOCK 1
PLAT 8345/87
BORSKI HOMES, INC.
8462/44
ZONED C-2 RETAIL

BRYAN GPS MON #34 BEARS: S 18°19'25" E 6152.22'

"X" FOUND IN BACK OF CURB

N 82°33'33" W 50.10'

10' UTILITY EASEMENT

10' SANITARY SEWER EASEMENT 265/290

10' SANITARY SEWER EASEMENT 265/295

1/2 INCH IRON ROD FOUND

PLAT CALL & MEASURED DISTANCE

S 76°43'26" E 485.86'

178.53'

126.96'

180.37'

5/8 INCH IRON ROD FOUND

20' PUE 8345/87

30' DRAINAGE EASEMENT 8345/87

7.5' SIDE SETBACK LINE

25' FRONT SETBACK LINE

1 STORY BRICK BLDG.

1 STORY BRICK BLDG.

CLEAN OUT

ELECTRIC VAULT

ELECTRIC BOX

D=28°05'23"
R=418.03'
ARC=204.94'
T=104.57'
CHORD=202.90'
BRG=N 18°06'10" E

10' PUBLIC UTILITY EASEMENT 6557/123

CONCRETE DRIVE AND PARKING AREA

334

GAS LINE RISER

S 42°00'46" W 169.23' MEASURED
167.80' PLAT CALL DISTANCE 451/861
168.23' PLAT CALL DISTANCE 2512/305

1/2 INCH IRON ROD FOUND

INDICATION OF GAS LINE

MEMORIAL DRIVE
50' R.O.W.
33.5' ASPHALT PAVEMENT

APPROX. LOCATION OF 4" WATER LINE

N 32°08'13" E 167.22'
167.20' PLAT CALL DIST.

WATER VAULT

1/2 INCH IRON ROD FOUND

N 57°51'08" 50.00'

S 23°31'39" W 88.53' (CHORD)

1/2 INCH IRON ROD FOUND

N 75°05'34" W 50.00'

ELECTRIC VAULT

ZONED C-1 OFFICE

INTERIOR COURTYARD

SHERWOOD #1
LOT 1, BLOCK 1
PLAT 2512/305

1 STORY BRICK NURSING HOME

INTERIOR COURTYARD

PROPOSED COMPLETED DEMOLITION LINE

PROPOSED LOT LINE

PHASE 2 DEMOLITION

7.5' REAR SETBACK LINE

S 26°22'52" W 233.81' MEASURED
234.15' PLAT CALL DISTANCE 451/861

PLACE 29, PHASE 2
LOT 1, BLOCK 1
PLAT 451/861
COMCAPP BRYAN WILLOWIND, LLC
8015/222
ZONED MULTI FAMILY

GAS LINE RISER

1/2 INCH IRON ROD FOUND

GENERATOR

PROPANE TANK

W. TYLER MOORE, JR.
JOHN C. CULPEPPER III

1 STORY BRICK NURSING HOME

PHASE 1 DEMOLITION

10' DRAINAGE EASEMENT 240/363

D=40°35'56"
R=245.34'
ARC=173.84'
T=90.75'
CHORD=170.23'
BRG=N 11°50'54" E

PROPOSED PUE

APPROX. LOCATION OF 2" SANITARY SEWER LINE

CONCRETE DRIVE AND PARKING AREA

142.85' PLAT CALL DISTANCE 472/659

7.5' SETBACK LINE

10' GAS LINE EASEMENT

S 48°26'37" E 381.35'
PLAT CALL & MEASURED DISTANCE
382.16' PLAT CALL DISTANCE 472/659
PLAT 451/861

ZONED MULTI FAMILY

CEDAR CREEK SUBDIVISION, PHASE II
LOT 4
PLAT 472/659

W. TYLER MOORE, JR.
JOHN C. CULPEPPER III
2820/136

NOTE: THIS PORTION OF LOT 4 IS BEING DEVELOPED AS A DETENTION AREA. MINIMUM FINISHED FLOOR FOR SANITARY SEWER PURPOSES WILL NOT BE AFFECTED DUE TO NO BUILDING STRUCTURES PLANNED FOR THIS AREA

NOTE: THESE EASEMENTS TO BE ABANDONED (SEE NOTATION)

10' DRAINAGE EASEMENT

N 08°27'04" W 291.03'
PLAT CALL & MEAS. DISTANCE

BACK OF CURB

CONCRETE DRIVE AND PARKING AREA

10' DRAINAGE EASEMENT 240/363

278/286

203.36' DEED CALL DISTANCE 2820/133

182.95' DEED CALL DISTANCE 2820/133

182.95' PLAT CALL DISTANCE 472/659

W. TYLER MOORE, JR.
JOHN C. CULPEPPER III
0.353 ACRE TRACT
2820/133

PORTION OF
BRYAN HOSPITAL TRACT
PLAT 312/285
ZONED C-1 OFFICE

SEE DETAIL BELOW

EASEMENT TO BE ABANDONED (SEE NOTATION)

261.48' PLAT CALL DISTANCE

APPROX. LOCATION OF 6" WATER LINE

PROPOSED CURB CUT

PROPOSED 6' SIDEWALK

GAS LINE RISER

15' STREET SETBBACK LINE

181.03' DEED CALL DISTANCE

PROPOSED 5' SIDEWALK

APPROX. LOCATION OF 6" WATER LINE

FIRE HYDRANT

247.42' PLAT CALL DISTANCE

PROPOSED 5' SIDEWALK

S 82°35'07" W 691.04' MEASURED

KENT STREET
60' R.O.W.
32' ASPHALT PAVEMENT

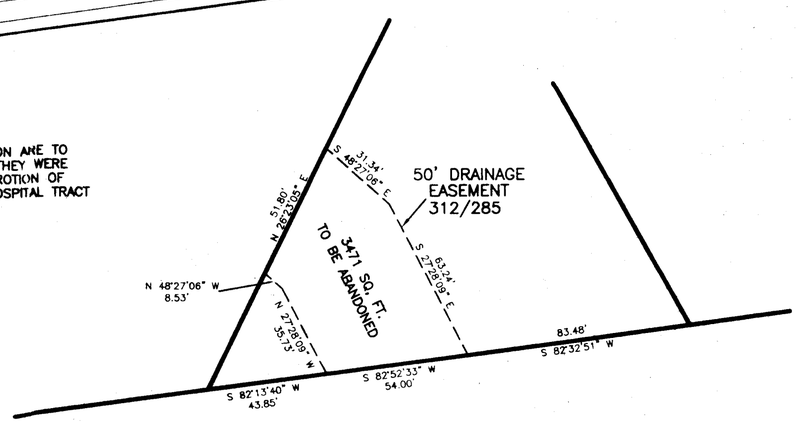
0.164 AC. R.O.W. DEDICATION

BACK OF CURB

SIDEWALK

BACK OF CURB

NOTE: THE DRAINAGE EASEMENTS SHOWN HEREON ARE TO BE ABANDONED BY SEPERATE INSTRUMENT AS THEY WERE DEDICATIED BY SEPERATE INSTRUMENT. THE PROTION OF THE DRAINAGE EASEMENT WITHIN THE BRYAN HOSPITAL TRACT SHALL BE ABANDONED BY THIS REPLAT.



SEE SHEET 1 FOR REPLAT
SHEET 2 OF 2

METES AND BOUNDS DESCRIPTION
OF A
8.233 ACRE TRACT
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOT 1 BLOCK 1, SHERWOOD #1, ACCORDING TO THE PLAT RECORDED IN VOLUME 2512, PGE 305 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF LOT 4, CEDAR CREEK SUBDIVISION, PHASE II, ACCORDING TO THE PLAT RECORDED IN VOLUME 472, PAGE 659 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 0.353 ACRE TRACT AS DESCRIBED BY A DEED TO W. TYLER MOORE, JR. AND JOHN C. CULPEPPER, III, RECORDED IN VOLUME 2820, PAGE 133 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 EASTERLY LINE OF MEMORIAL DRIVE (50' R.O.W.) MARKING THE NORTHWEST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF LOT 1R, BLOCK G, PROFESSIONAL COMPLEX, ACCORDING TO THE PLAT RECORDED IN VOLUME 508, PAGE 563 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE AN "X" FOUND IN CONCRETE ON THE WESTERLY LINE OF MEMORIAL DRIVE BEARS: N 82° 33' 33" W FOR A DISTANCE OF 50.10 FEET;

THENCE: S 76° 43' 26" E ALONG THE COMMON LINE OF SAID LOT 1 AND SAID LOT 1R, AT 178.53 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF LOTS 1 AND 2, BUSINESS COMPLEX SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 824, PAGE 537 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AT 305.49 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOT 2 AND LOT 1, BLOCK 1, BRYAN MEDICAL BUILDING SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 8345, PAGE 87 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON FOR A TOTAL DISTANCE OF 485.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SHERWOOD #1 AND THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 1, PLACE 29, PHASE 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 451, PAGE 861 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 42° 00' 46" W ALONG THE COMMON LINE OF SHERWOOD #1 AND PLACE 29, PHASE 2, FOR A DISTANCE OF 169.23 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID COMMON LINE;

THENCE: S 26° 22' 52" W CONTINUING ALONG THE COMMON LINE OF SHERWOOD #1 AND PLACE 29, PHASE 2, FOR A DISTANCE OF 233.81 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 4, CEDAR CREEK SUBDIVISION, PHASE II;

THENCE: S 48° 26' 37" E ALONG THE COMMON LINE OF SAID LOT 4 AND PLACE 29, PHASE 2, FOR A DISTANCE OF 381.35 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTH LINE OF KENT STREET (60' R.O.W.) MARKING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: S 82° 35' 07" W ALONG THE NORTH LINE OF KENT STREET FOR A DISTANCE OF 691.04 FEET TO A 1/2 INCH IRON ROD SET AT THE INTERSECTION OF SAID NORTH LINE OF THE EASTERLY LINE OF MEMORIAL DRIVE MARKING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: ALONG THE EASTERLY LINE OF MEMORIAL DRIVE FOR THE FOLLOWING CALLS:

N 08° 27' 04" W FOR A DISTANCE OF 291.03 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 245.34 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40° 35' 56" FOR AN ARC DISTANCE OF 173.84 FEET (CHORD BEARS: N 11° 50' 54" E – 170.23 FEET) TO THE END OF SAID CURVE, FOR REFERENCE A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF MEMORIAL DRIVE BEARS: N 57° 51' 08" W FOR A DISTANCE OF 50.00 FEET;

N 32° 08' 13" E FOR A DISTANCE OF 167.22 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 418.03 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28° 05' 23" FOR AN ARC DISTANCE OF 204.94 FEET (CHORD BEARS: N 18° 06' 10" E – 202.90 FEET) TO THE POINT OF BEGINNING CONTAINING 8.238 ACRES OF LAND, MORE OR LES, AS SURVEYED ON THE GROUND MAY 2013. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

REPLAT

OF

LOT 1, BLOCK 1
SHERWOOD #1
VOLUME 2512, PAGE 305

LOT 4
CEDAR CREEK SUBDIVISION, PHASE II
VOLUME 472, PAGE 659

AND A PORTION OF
BRYAN HOSPITAL TRACT
VOLUME 312, PAGE 285

TO CREATE

LOT 1R AND LOT 2, BLOCK 1 SHERWOOD #1

8.238 ACRES, JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 40 FEET
SURVEY DATE: 05-09-13
PLAT DATE: 05-15-13
REVISED: 05-31-13
JOB NUMBER: 13-272
CAD NAME: 13-272
CR5 FILE: MARIA (cont); 13-272 (job)

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

PREPARED FOR:
SHERWOOD REAL PROPERTY GENERAL PARTNERSHIP
1700 GEORGE BUSH DR. E, SUITE 240
COLLEGE STATION, TEXAS 77840
PHONE (979) 696-1444

MAY 31 2013