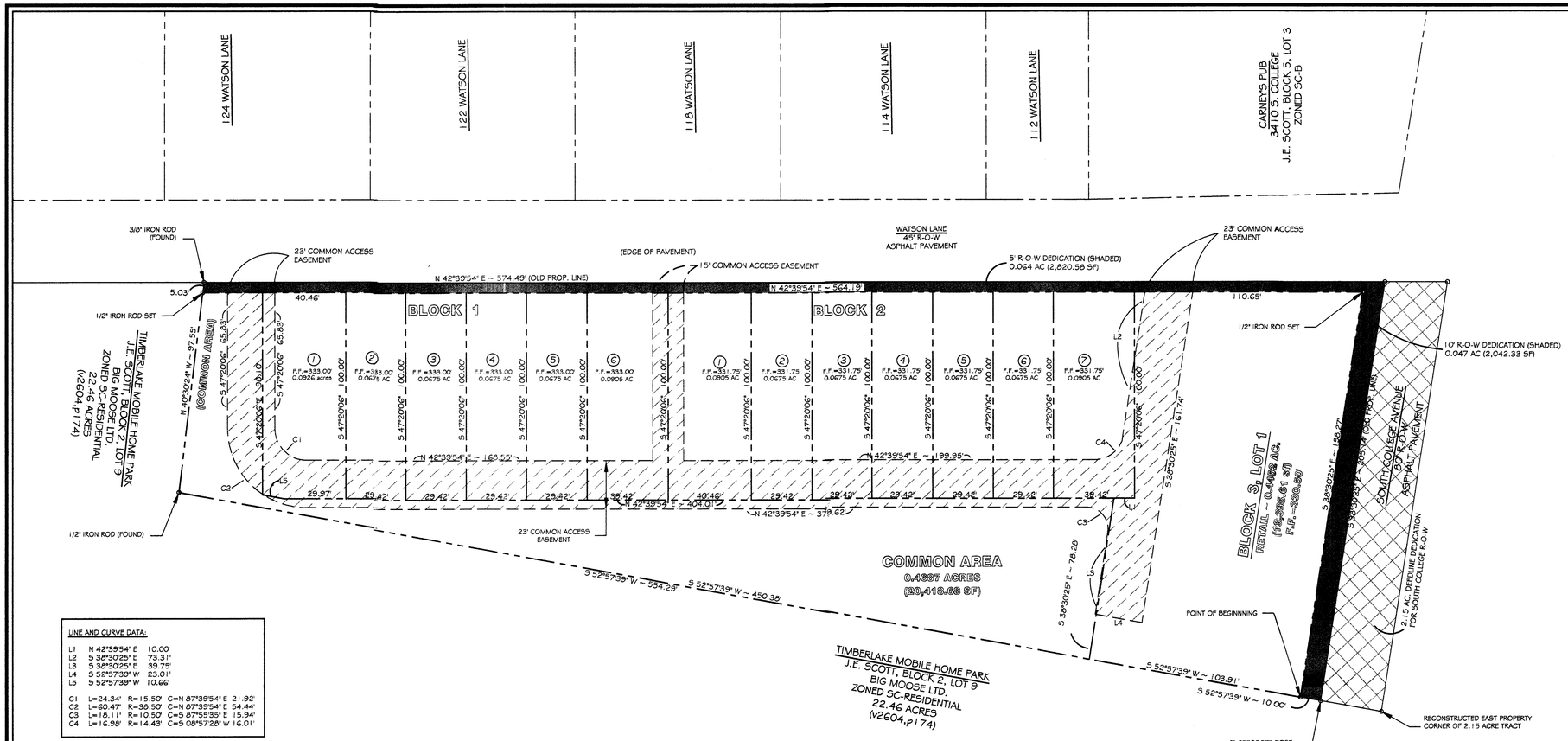

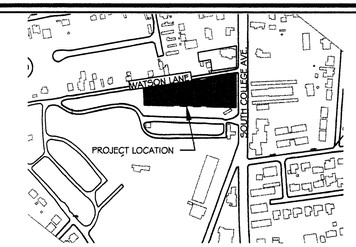

LOCATION MAP
NOT TO SCALE

LINE AND CURVE DATA:

L1	N 42°39'54" E	10.00'	
L2	S 38°30'25" E	73.31'	
L3	S 38°30'25" E	39.75'	
L4	S 52°57'39" W	23.01'	
L5	S 52°57'39" W	10.66'	
C1	L=24.34'	R=15.50'	C=N 87°39'54" E 21.92'
C2	L=60.47'	R=38.50'	C=N 87°39'54" E 54.44'
C3	L=18.11'	R=10.50'	C=S 87°55'35" E 15.94'
C4	L=16.98'	R=14.43'	C=S 08°57'28" W 16.01'

GENERAL NOTES:

1. THE LAND IS CURRENTLY ZONED SOUTH COLLEGE BUSINESS DISTRICT (SC-B).
2. A CONDITIONAL USE PERMIT (CUP 13-04) WAS APPROVED FOR THIS PROJECT BY THE PLANNING AND ZONING COMMISSION ON JUNE 6TH, 2013.
3. THE PROJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: MAP NUMBER 48041C215E, EFFECTIVE DATE MAY 16, 2012.
4. LOT SUBDIVISION & BUILDING SET BACK LINES SHALL CONFORM TO THE STANDARDS SET FORTH IN CITY OF BRYAN ZONING ORDINANCE AND SITE DEVELOPMENT REVIEW ORDINANCE.
5. UNLESS NOTED OTHERWISE, ALL LOT CORNERS SHALL BE MARKED WITH ½" IRON RODS WITH CAPS.
6. ALL RIGHT-OF-WAYS AND EASEMENTS SHOWN HEREIN ARE HEREBY DEDICATED TO THE CITY OF BRYAN.
7. THE METES AND BOUNDS DESCRIPTION OF PROJECT PROPERTY FOUND HEREIN ARE FROM EXISTING DEEDS.
8. THIS SUBDIVISION WILL HAVE A DEDICATED COMMON ACCESS EASEMENT FOR SHARED ACCESS AND PARKING.
9. THERE WILL BE A DETENTION POND FACILITY LOCATED IN THE COMMON AREA FOR SHARED DRAINAGE DETENTION FOR BOTH THE TOWN HOME LOTS AND THE RETAIL LOT.
10. BASIS OF BEARINGS NAD-27, STATE PLANE COORDINATES, TEXAS CENTRAL ZONE BASED ON 3 CITY OF BRYAN MONUMENTS, GPS-50, GPS-51 AND GPS-52.
11. THERE WILL BE A HOME OWNERS ASSOCIATION (HOA) THAT WILL BE ESTABLISHED AND THE HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON AREAS.
11. THERE WILL BE A HOME OWNERS ASSOCIATION (HOA) THAT WILL BE ESTABLISHED AND THE HOA WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON AREAS.

METES AND BOUNDS DESCRIPTION:

STARTING AT THE 8" CREOSOTE POST FENCE CORNER ON THE COMMON PROPERTY LINE OF A CALLED 22.46 ACRE TRACT OWNED BY BIG MOOSE LTD., ALSO KNOWN AS TIMBER LAKE MOBILE HOME PARK (V2604,P174); AT THE SHARED EASTERN PROPERTY CORNER OF THE 1.888 ACRE SUBJECT TRACT CONVEYED TO BR HOME DEVELOPMENT INC. (V11195, P023);

THENCE S 52°57'39" W - 10.00 FEET ALONG THE COMMON PROPERTY LINE BETWEEN THE SAID 22.46 ACRE TRACT AND THE 1.888 ACRE SUBJECT TRACT TO THE SET 1/2" IRON ROD AND POINT OF BEGINNING;

THENCE S 52°57'39" W - 554.29 FEET ALONG THE COMMON PROPERTY LINE BETWEEN THE SAID 22.46 ACRE TRACT AND THE 1.888 ACRE SUBJECT TRACT TO THE FOUND 1/2" IRON ROD;

THENCE N 40°30'24" W - 97.55 FEET ALONG THE COMMON PROPERTY LINE BETWEEN THE SAID 22.46 ACRE TRACT AND THE 1.888 ACRE SUBJECT TRACT TO THE SET 1/2" IRON ROD;

THENCE N 42°39'54" E - 564.19 FEET ALONG WATSON LANE RIGHT OF WAY LINE TO THE SET 1/2" IRON ROD;

THENCE S 38°30'25" E - 198.27 FEET ALONG SOUTH COLLEGE RIGHT OF WAY LINE TO THE SET 1/2" IRON ROD AND POINT OF BEGINNING THUS CONTAINING THE SUBJECT TRACT 1.888 ACRES OF LAND.

FINAL PLAT

SCALE: 1" = 30'

30 0 30 60

CERTIFICATION OF OWNERSHIP & DEDICATION:

(THE STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, (We), _____, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume ____, Page ____, 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

NOTARY PUBLIC CERTIFICATION

(THE 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 executed the same for the purpose stated.

Given under my hand and seal of office this ___ day of ___, 20__.

_____
Notary Public, Brazos County, 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 _____, 20__.

_____
City Engineer, Bryan , Texas

CERTIFICATION BY THE COUNTY CLERK:

(THE STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, _____, 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 _____, 20__, in the Official Records of Brazos County in Volume _____, Page _____.

_____
County Clerk, Brazos County, Texas

APPROVAL OF THE PLANNING & ZONING COMMISSION:

I, _____, Chairman of the Planning & 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 _____, 20__ and same was duly approved on the _____ day of _____, 20__ by said Commission.

_____
Chairman, Planning & Zoning Commission
Bryan, Texas

APPROVAL OF THE 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, Bryan , Texas

CERTIFICATION OF THE SURVEYOR

(THE STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, _____, Registered Public Surveyor No. _____ 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.

_____
Registered Public Land Surveyor

FINAL PLAT
OF
WATSON SUBDIVISION

A SUBDIVISION OF 2.00 ACRES
CONSISTING OF 14 LOTS ON 3 BLOCKS ON 1.88 ACRES
& 0.12 ACRES OF RIGHT OF WAY DEDICATION
J.E. SCOTT SURVEY, ABSTRACT #50
BRYAN, BRAZOS COUNTY, TEXAS
JULY 2013

LEGEND

	PLAT PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
○	PROPERTY CORNER

OWNER
JC WALL
2003 BROKEN ARROW
BRYAN, TEXAS 77807
979-775-0609

SHEET 1 OF 1
06B0100P2-01

GATTISENGINEERING
ENGINEERS ✦ CONSULTANTS
FIRM #F-7698 * P.O. Box 13461 * College Station, Texas 77841 * (979) 575-5022
INFO@GATTISENGINEERING.COM

MH