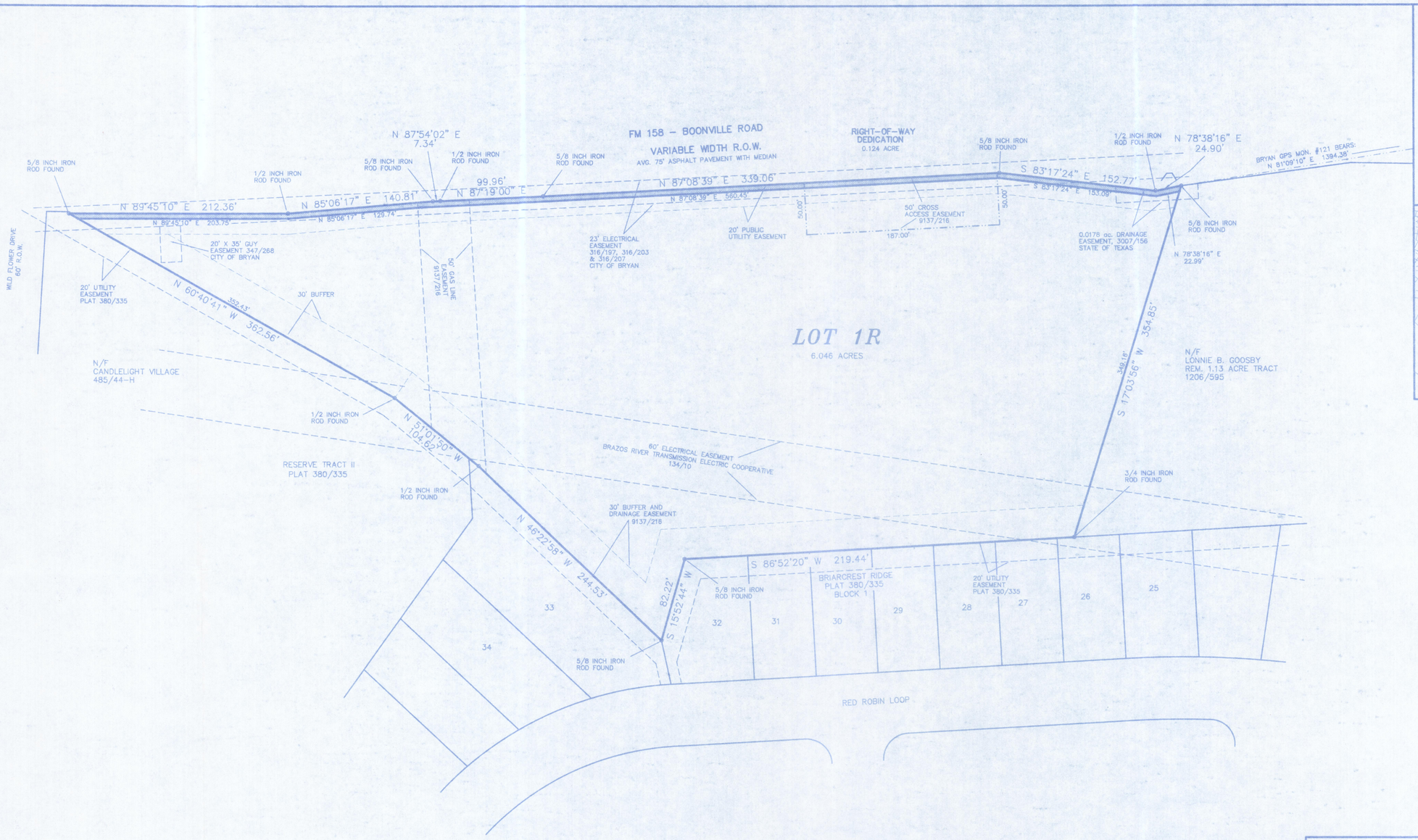


VICINITY MAP
NOT TO SCALE

REPLAT

NOTE: DIMENSIONS SHOWN FOR PROPERTY LINES ON "REPLAT" ARE ACTUAL ON-THE-GROUND MEASURED BEARINGS AND DISTANCES BASED ON GRID NORTH OBSERVATION.

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 480410021S F, DATED APRIL 2, 2014.
3. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
4. SUBJECT PROPERTY IS CURRENTLY ZONED C-2 (RETAIL).
5. CONTOURS SHOWN HEREON ARE PER AN ON-THE-GROUND SURVEY PERFORMED PRIOR TO DEVELOPMENT.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE PER UTILITY MAPS AND ABOVE GROUND EVIDENCE.
7. IMPROVEMENTS WITHIN PROPERTY LINES ARE PER A SURVEY PERFORMED BY R. H. BONDS SURVEYING COMPANY AND OVERAID.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

CIRCLE H INVESTMENTS, LLC, owner and developer of the land shown on this plat, being the tract of land as conveyed to it in the Official Records of Brazos County, in Volume 11988, Page 258, 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(s)

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared CODY HALL 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 and consideration therein stated.

Given under my hand and seal on 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, City of Bryan

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, 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 described a closed geometric form.

_____
Brad Kerr, R.P.L.S. No. 4502

CERTIFICATION OF 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, City of Bryan

CERTIFICATE OF 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 authentification was filed for record in my office on the ____ day of _____ 20___ in the Official Public Records of Brazos County, Texas, in Volume _____ Page _____

_____
County Clerk
Brazos County, Texas

REPLAT
OF
LOTS 1 & 2
C-HALL COMMERCIAL ADDITION
VOLUME 9137, PAGE 216
6.17 ACRES
JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 50 FEET
SURVEY DATE: NOVEMBER 2014
PLAT DATE: 11-17-14
REVISED: 11-25-14
JOB NUMBER: 14-845
CAD NAME: 14-845
CRS FILE: 08-825 & 14-845 (job)

Development Services
NOV 25 2014
RECEIVED

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

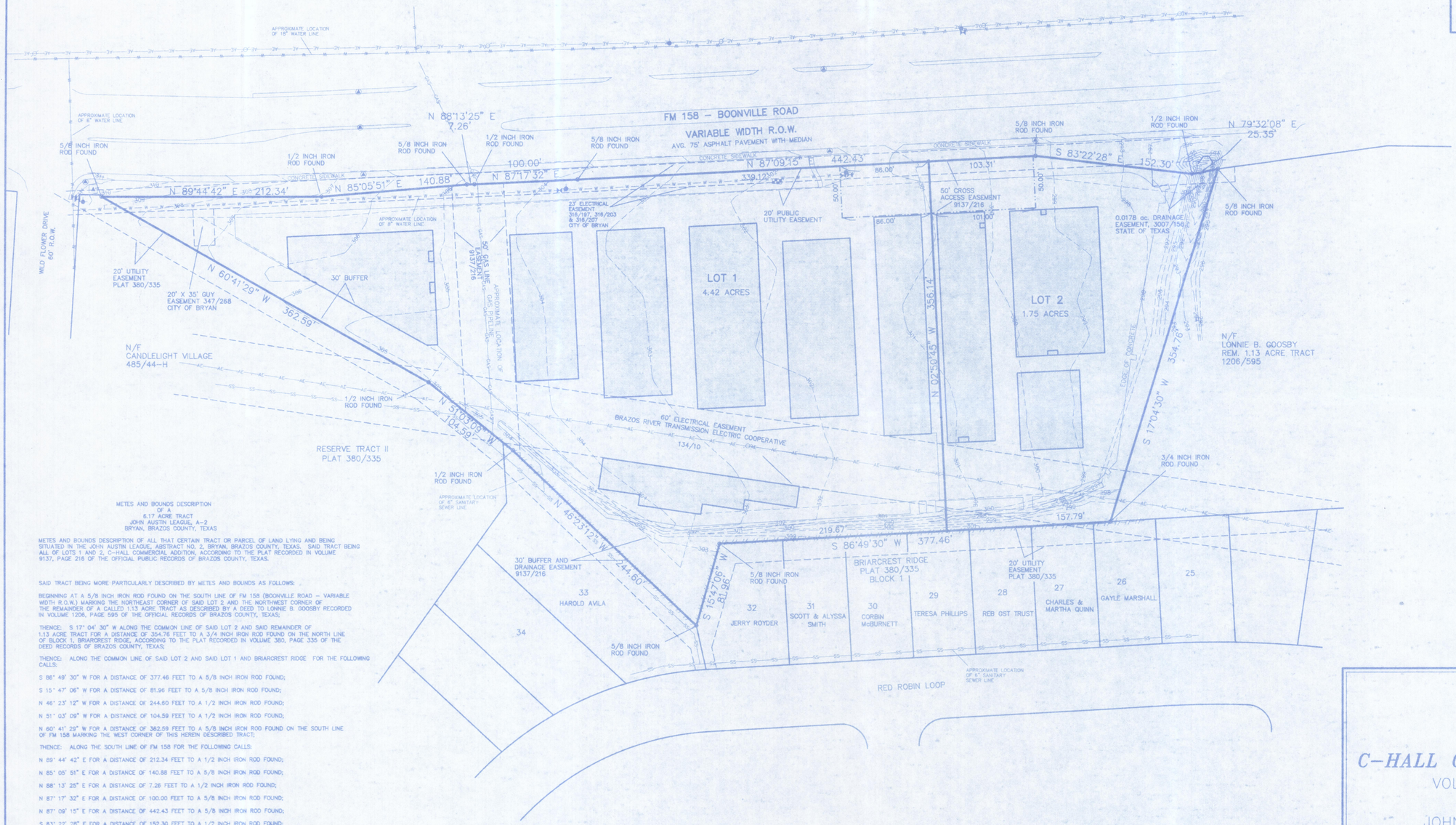
OWNER: CODY HALL
2210 CARLISLE COURT
COLLEGE STATION, TEXAS 77845
PHONE (979) 324-3336

ORIGINAL PLAT

NOTE: DIMENSIONS SHOWN FOR PROPERTY LINES ON "ORIGINAL" PLAT ARE THE PLAT CALL BEARINGS & DISTANCES PER 9137/216.

SCALE: 1" = 50'

50 0 50 100 150 Feet



LEGEND:

- WATER METER
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER VALVE
- TRANSFORMER
- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- WOOD FENCE
- EXISTING STORAGE BLDG.

METES AND BOUNDS DESCRIPTION OF A 6.17 ACRE TRACT JOHN AUSTIN LEAGUE, A-2 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF LOTS 1 AND 2, C-HALL COMMERCIAL ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 9137, PAGE 216 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTH LINE OF FM 158 (BOONVILLE ROAD – VARIABLE WIDTH R.O.W.) MARKING THE NORTHEAST CORNER OF SAID LOT 2 AND THE NORTHWEST CORNER OF THE REMAINDER OF A CALLED 1.13 ACRE TRACT AS DESCRIBED BY A DEED TO LONNIE B. GOOSBY RECORDED IN VOLUME 1206, PAGE 595 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 17° 04' 30" W ALONG THE COMMON LINE OF SAID LOT 2 AND SAID REMAINDER OF 1.13 ACRE TRACT FOR A DISTANCE OF 354.76 FEET TO A 3/4 INCH IRON ROD FOUND ON THE NORTH LINE OF BLOCK 1, BRIARCREST RIDGE, ACCORDING TO THE PLAT RECORDED IN VOLUME 380, PAGE 335 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID LOT 2 AND SAID LOT 1 AND BRIARCREST RIDGE FOR THE FOLLOWING CALLS:

S 86° 49' 30" W FOR A DISTANCE OF 377.46 FEET TO A 5/8 INCH IRON ROD FOUND;

S 15° 47' 06" W FOR A DISTANCE OF 81.96 FEET TO A 5/8 INCH IRON ROD FOUND;

N 46° 23' 12" W FOR A DISTANCE OF 244.60 FEET TO A 1/2 INCH IRON ROD FOUND;

N 51° 03' 09" W FOR A DISTANCE OF 104.59 FEET TO A 1/2 INCH IRON ROD FOUND;

N 60° 41' 29" W FOR A DISTANCE OF 362.59 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTH LINE OF FM 158 MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: ALONG THE SOUTH LINE OF FM 158 FOR THE FOLLOWING CALLS:

N 89° 44' 42" E FOR A DISTANCE OF 212.34 FEET TO A 1/2 INCH IRON ROD FOUND;

N 85° 05' 51" E FOR A DISTANCE OF 140.88 FEET TO A 5/8 INCH IRON ROD FOUND;

N 88° 13' 25" E FOR A DISTANCE OF 7.26 FEET TO A 1/2 INCH IRON ROD FOUND;

N 87° 17' 32" E FOR A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD FOUND;

N 87° 09' 15" E FOR A DISTANCE OF 442.43 FEET TO A 5/8 INCH IRON ROD FOUND;

S 83° 22' 28" E FOR A DISTANCE OF 152.30 FEET TO A 1/2 INCH IRON ROD FOUND;

N 79° 32' 08" E FOR A DISTANCE OF 25.35 FEET TO THE POINT OF BEGINNING CONTAINING 6.17 ACRES OF LAND, MORE OF LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF C-HALL COMMERCIAL ADDITION, 9137/216.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

RECEIVED
NOV 25 2014
Development Services

SHEET 2 OF 2

REPLAT

OF

LOTS 1 & 2
C-HALL COMMERCIAL ADDITION

VOLUME 9137, PAGE 216
6.17 ACRES
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