

J4 Engineering
5/4/2014
Aria Estates.dwg
J4 Project # 13-042

CARRABBA
ESTATES
342/123
LOT 2

SAM NUCHE
SUBDIVISION
2449/237
BLOCK 1
LOT 1

PALM HARBOR
SUBDIVISION
3396/259
LOT 1R
BLOCK 1

N/F
AP COLORADO SPRINGS
LIMITED PARTNERSHIP
8989/26

METES AND BOUNDS DESCRIPTION
OF A
2.999 ACRE TRACT
S. F. AUSTIN LEAGUE, A-10
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE S. F. AUSTIN LEAGUE, ABSTRACT NO. 10, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A CALLED 4 ACRE TRACT OF LAND DESCRIBED BY A DEED TO NANCY WHITLOCK, RECORDED IN VOLUME 861, PAGE 225 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 SET ON THE COMMON LINE OF SAID 4 ACRE TRACT AND LOT 1R, BLOCK 1, PALM HARBOR SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 3396, PAGE 259 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD SET MARKING THE SOUTH CORNER OF LOT 1, BLOCK 1, SAM NUCHE SUBDIVISION, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 2449, PAGE 237 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/4 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID SAM NUCHE SUBDIVISION AND SAID PALM HARBOR SUBDIVISION BEARS: N 48° 00' 16" W FOR A DISTANCE OF 218.89 FEET.

THENCE: N 52° 49' 09" E ALONG THE SOUTHWEST LINE OF SAID SAM NUCHE SUBDIVISION, AT 195.36 FEET PASS A 5/8 INCH IRON ROD SET ON THE SOUTHWEST LINE OF NUCHE LANE (R.O.W. VARIES) MARKING THE EAST CORNER OF SAID SAM NUCHE SUBDIVISION, CONTINUE ON ALONG THE SOUTHWEST LINE OF NUCHE LANE FOR A TOTAL DISTANCE OF 203.05 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT;
THENCE: S 47° 59' 59" E ALONG THE SOUTHWEST LINE OF NUCHE LANE, AT 375.30 FEET PASS A POINT IN AN EXISTING FENCE LINE MARKING THE APPARENT RIGHT-OF-WAY OF OLD KURTEN ROAD (R.O.W. VARIES), CONTINUE ON THROUGH THE APPARENT RIGHT-OF-WAY OF OLD KURTEN ROAD AND ALONG THE NORTHEAST LINE OF SAID 4 ACRE TRACT FOR A TOTAL DISTANCE OF 636.03 FEET TO A POINT LYING APPROXIMATELY 16.78 FEET WITHIN LOT 16, BLOCK 1, REDDEN AND THOMAS SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 133, PAGE 147 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID POINT MARKING THE EAST CORNER OF SAID 4 ACRE TRACT;

THENCE: S 41° 59' 44" W ALONG THE SOUTHWEST LINE OF SAID 4 ACRE TRACT AND THROUGH SAID LOT 16 AND THE APPARENT RIGHT-OF-WAY OF OLD KURTEN ROAD FOR A DISTANCE OF 199.39 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTHWEST LINE OF OLD KURTEN ROAD MARKING THE SOUTH CORNER OF SAID 4 ACRE TRACT AND THE EAST CORNER OF A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED BY A DEED TO MICHAEL JADLOWSKI, RECORDED IN VOLUME 6363, PAGE 51 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 48° 00' 16" W ALONG THE SOUTHWEST LINE OF SAID 4 ACRE TRACT AND THE NORTHEAST LINES OF SAID 1.00 ACRE TRACT AND SAID PALM HARBOR SUBDIVISION, AT 2.17 FEET PASS A 3/8 INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 674.16 FEET TO THE POINT OF BEGINNING CONTAINING 2.999 ACRES OF LAND AS SURVEYED ON THE GROUND JUNE, 2008. SEE PLAT PREPARED JULY, 2008, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.

N/F
DOROTHY JEAN SMITH
CALLED 1.00 ACRE TRACT
6595/172

N/F
MICHAEL JADLOWSKI
CALLED 1.00 ACRE TRACT
6363/51

LINE #	LENGTH	DIRECTION
L1	7.69'	N 52° 49' 09" E
L2	2.17'	S 48° 00' 16" E
L3	16.78'	N 47° 59' 59" W
L4	16.19'	S 41° 59' 44" W

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	196.44'	125.00'	90° 02' 27"	N 3° 01' 30" W	176.84'	125.09'

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, Amar Patel, President of Aria Hospitality LLC, owner of the 2.999 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 11837, Page 155, and designated herein as Aria Hotel Subdivision, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Amar Patel, President
Aria Hospitality LLC

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared, Amar Patel, 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 on this ____ day of _____, 20__.

Notary Public, _____ County, _____

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 the property markers and monuments were placed under my supervision on the ground.

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

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 _____, 20__.

City Planner
Bryan, Texas

CERTIFICATE OF 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

APPROVAL OF PLANNING AND ZONING COMMISSION

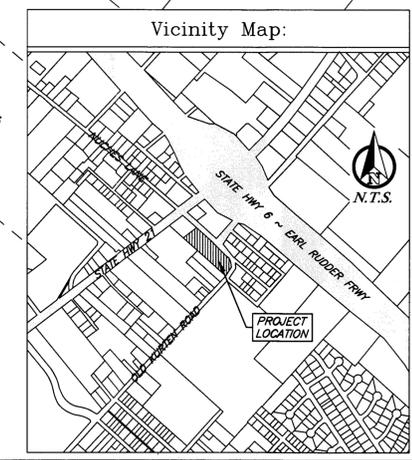
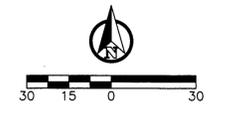
I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the ____ day of _____, 20__ and same was duly approved on the ____ day of _____, 20__ by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

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



FINAL PLAT

MAY 05 2014

Aria Estate

2.815 Acres
Block 1, Lot 1
S. F. Austin League, A-10
Bryan, Brazos County, Texas
May 2014

Owner:
Aria Hospitality LLC
3604 Hwy 21 East
Bryan, TX 77808

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-951

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

3/8 INCH IRON
ROD FOUND

1/2 INCH IRON
ROD SET

3/8 INCH IRON
ROD FOUND

1/2 INCH IRON
ROD FOUND

1/2 INCH IRON
ROD FOUND
IN CONCRETE

1/2 INCH IRON
ROD FOUND
IN CONCRETE

1/2 INCH IRON
ROD FOUND

1/2 INCH IRON
ROD SET

POINT OF
BEGINNING
1/2 INCH IRON
ROD SET

20' PUE
2449/337

15' PUE

5/8 INCH IRON
ROD FOUND

1/2 INCH IRON
ROD SET

N 52° 49' 09" E
203.05'

195.36'

7.5' SIDE SETBACK

S 48° 00' 16" E
225.70'

7.5' SIDE SETBACK

7.5' SIDE SETBACK