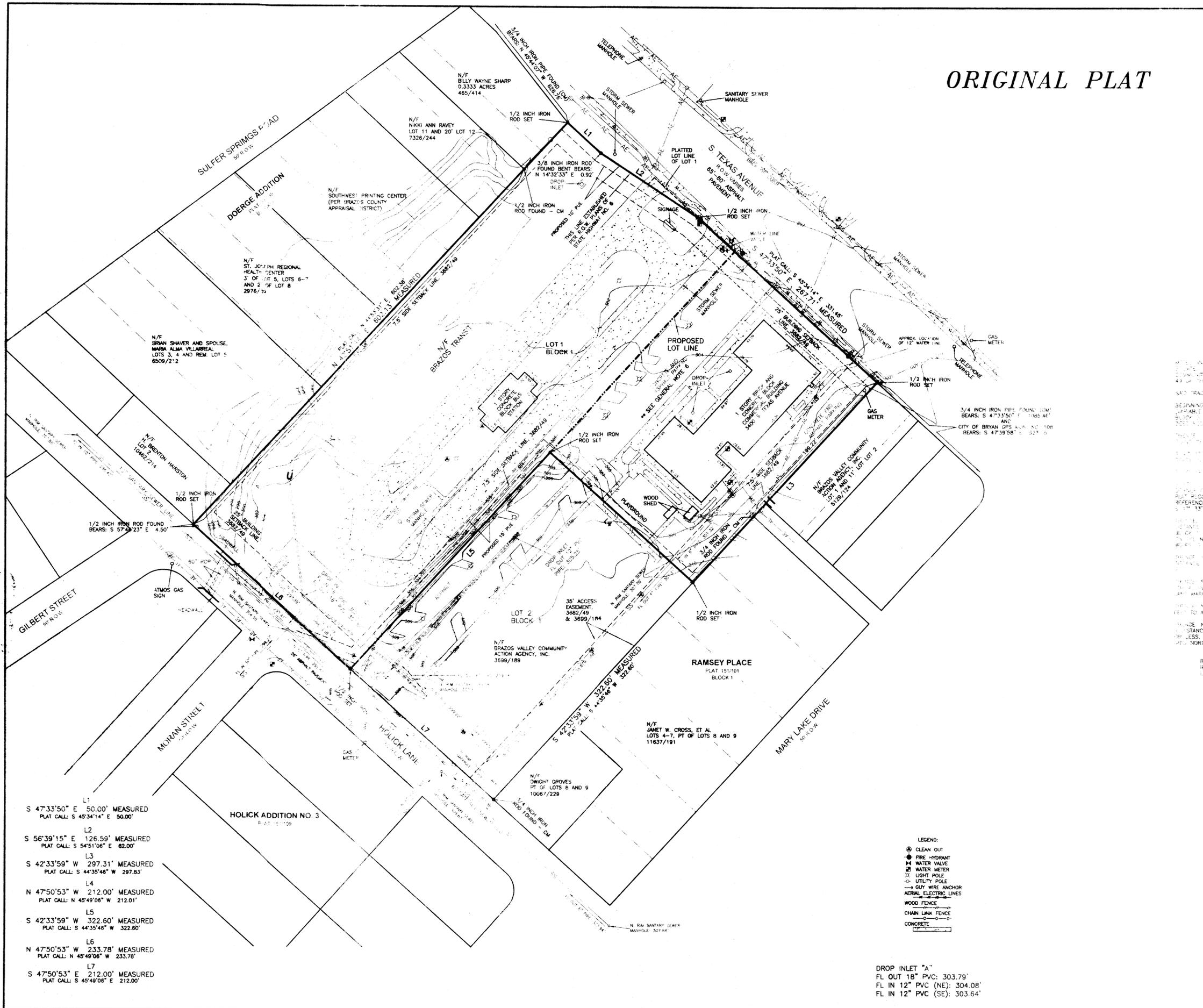


ORIGINAL PLAT



SCALE: 1" = 50'



METES AND BOUNDS DESCRIPTION OF 4.711 ACRE TRACT LOT 1, BLOCK 1, COMMUNITY HEALTH CENTER SUBDIVISION BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 1, BLOCK 1, COMMUNITY HEALTH CENTER SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 3682, PAGE 49 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 SOUTHWEST CORNER OF SAID LOT 1 AND THE EAST CORNER OF THE DOERGE ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 99, PAGE 235 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE ALONG THE SOUTHWEST LINE OF SOUTH TEXAS AVENUE AS ESTABLISHED PER RIGHT-OF-WAY PLAT FOR STATE HIGHWAY NO. 6 FOR THE FOLLOWING CALLS:

BEARING S 47°33'50" E FOR A DISTANCE OF 50.00 FEET; FOR REFERENCE A 3/8 INCH IRON ROD FOUND THEREIN BEARING S 47°33'50" E FOR A DISTANCE OF 0.92 FEET;

THENCE ALONG THE SOUTHWEST LINE OF SOUTH TEXAS AVENUE AS ESTABLISHED PER RIGHT-OF-WAY PLAT FOR STATE HIGHWAY NO. 6 FOR THE FOLLOWING CALLS:

BEARING S 47°33'50" E FOR A DISTANCE OF 126.53 FEET TO A 1/2 INCH IRON ROD SET;

THENCE ALONG THE SOUTHWEST LINE OF SOUTH TEXAS AVENUE AS ESTABLISHED PER RIGHT-OF-WAY PLAT FOR STATE HIGHWAY NO. 6 FOR THE FOLLOWING CALLS:

BEARING S 47°33'50" E FOR A DISTANCE OF 267.77 FEET TO A 1/2 INCH IRON ROD SET MARKING THE EAST CORNER OF SAID LOT 1 AND THE NORTH CORNER OF BLOCK 1, RAMSEY PLACE, ACCORDING TO THE PLAT RECORDED IN VOLUME 151, PAGE 101 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A 3/4 INCH IRON PIPE FOUND IN THE SOUTHWEST CORNER OF SAID LOT 1 BEARING S 47°33'50" E FOR A DISTANCE OF 1085.46 FEET;

THENCE S 42°33'59" W ALONG THE COMMON LINE OF SAID LOT 1 AND RAMSEY PLACE FOR A DISTANCE OF 297.31 FEET TO A 1/2 INCH IRON ROD SET MARKING THE EAST CORNER OF LOT 2, BLOCK 1, COMMUNITY HEALTH CENTER SUBDIVISION, FOR REFERENCE A 3/4 INCH IRON ROD FOUND IN THE NORTHEAST CORNER OF SAID LOT 2 BEARING S 42°33'59" W FOR A DISTANCE OF 322.60 FEET;

THENCE N 47°50'53" W ALONG THE COMMON LINE OF SAID LOT 1 AND SAID LOT 2 FOR A DISTANCE OF 212.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE NORTH CORNER OF SAID LOT 1;

THENCE S 42°33'59" W CONTINUING ALONG THE COMMON LINE OF SAID LOT 1 AND SAID LOT 2 FOR A DISTANCE OF 322.60 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHEAST LINE OF HOLICK ADDITION MARKING THE COMMON CORNER OF SAID LOTS 1 AND 2;

THENCE N 47°50'53" W ALONG THE NORTHEAST LINE OF HOLICK LANE FOR A DISTANCE OF 233.78 FEET TO A 1/2 INCH IRON ROD SET MARKING THE WEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE N 42°33'59" W ALONG THE COMMON LINE OF SAID LOT 1 AND SAID DOERGE ADDITION FOR A DISTANCE OF 502.13 FEET TO THE POINT OF BEGINNING CONTAINING 4.711 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND JUNE 2014. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE NORTH AS ESTABLISHED FROM GPS OBSERVATION.

HRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

SEE SHEET 1 FOR REPLAT AND GENERAL NOTES
SHEET 2 OF 2

- L1
S 47°33'50" E 50.00' MEASURED
PLAT CALL: S 45°34'14" E 50.00'
- L2
S 56°39'15" E 126.53' MEASURED
PLAT CALL: S 54°51'06" E 62.00'
- L3
S 42°33'59" W 297.31' MEASURED
PLAT CALL: S 44°35'48" W 297.83'
- L4
N 47°50'53" W 212.00' MEASURED
PLAT CALL: N 45°49'08" W 212.01'
- L5
S 42°33'59" W 322.60' MEASURED
PLAT CALL: S 44°35'46" W 322.60'
- L6
N 47°50'53" W 233.78' MEASURED
PLAT CALL: N 45°49'08" W 233.78'
- L7
S 47°50'53" E 212.00' MEASURED
PLAT CALL: S 45°49'08" E 212.00'

- LEGEND:
- CLEAN OUT
 - FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊗ WATER METER
 - ⊙ LIGHT POLE
 - UTILITY POLE
 - CITY WIRE ANCHOR
 - AERIAL ELECTRIC LINES
 - WOOD FENCE
 - CHAIN LINK FENCE
 - CONCRETE

DROP INLET "A"
FL OUT 18" PVC: 303.79'
FL IN 12" PVC (NE): 304.08'
FL IN 12" PVC (SE): 303.64'

REPLAT

OF
**LOT 1, BLOCK 1
COMMUNITY HEALTH
CENTER SUBDIVISION**

JUL 18 2014

VOLUME 3682, PAGE 49
4.711 AC. J. E. SCOTT SURVEY, A-50
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" INCH = 50 FEET
SURVEY DATE: 06-13-14
PLAT DATE: 07-15-14

JOB NUMBER: 14-416
CAD NAME: 14-416R
CRS FILE: C-CLUB (cont); 14-416 (job)

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BRYAN, TEXAS 77803
PHONE (979) 268-3195

PREPARED FOR: BRAZOS TRANSIT
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