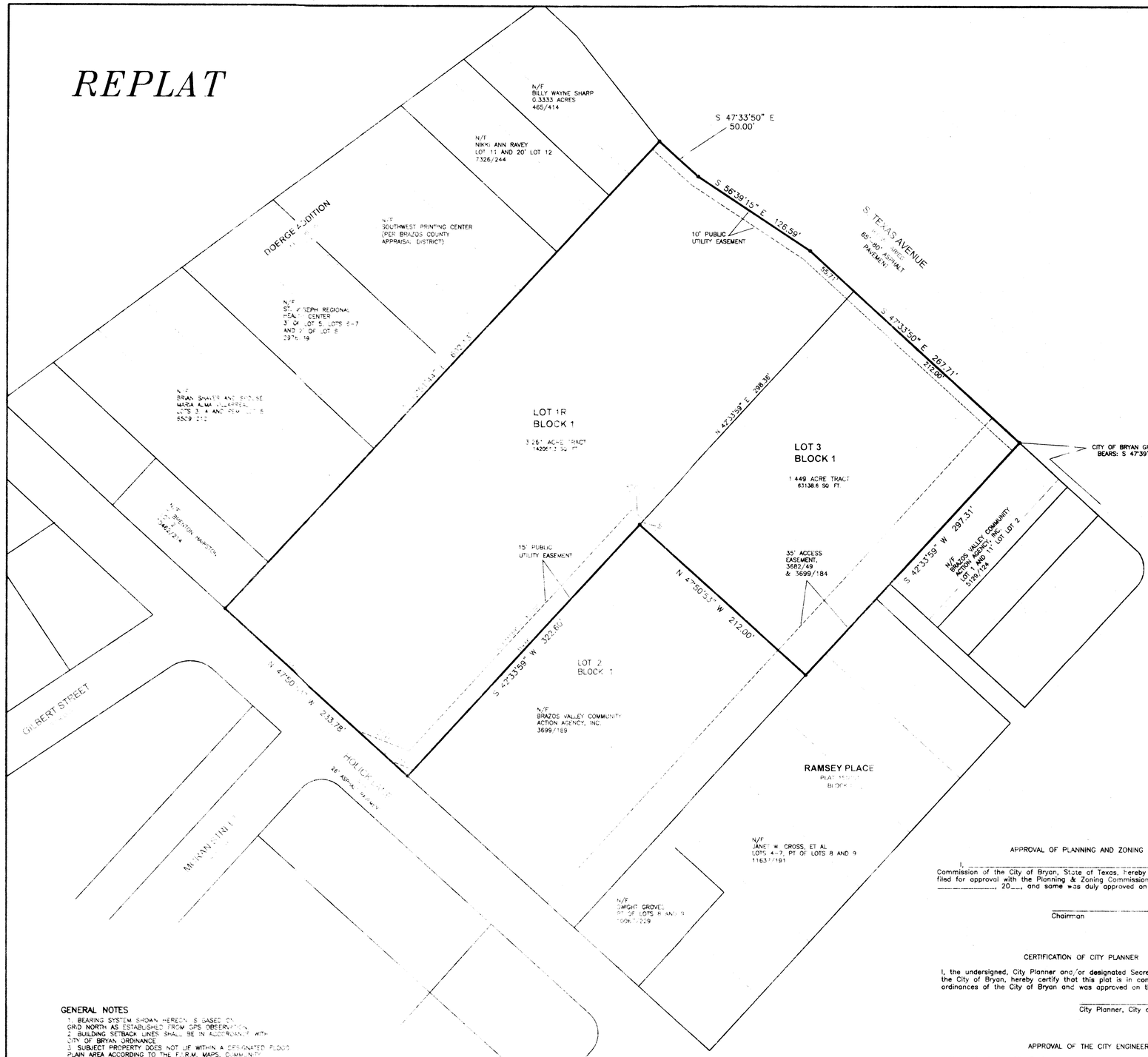
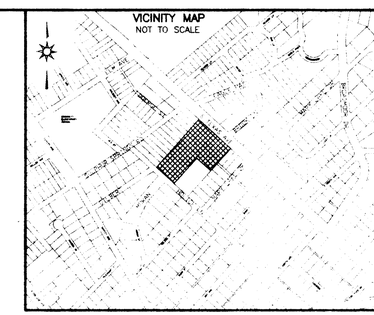
REPLAT





SCALE: 1" = 50'

50 0 50 100 150 Feet

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, BVCAA d/b/a BRAZOS TRANSIT SYSTEM, owners and developers of the land shown on this plat, being part of the tract of land as conveyed to it in the Official Records of Brazos County, in Volume 1934, Page 179, 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 _____known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/they executed the same for the purpose stated

Given under my hand and seal on this _____ day of _____, 20__.

_____
Notary Public, Brazos County, Texas

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 describe a closed geometric form.

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

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 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

JUL 22 201

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman 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 & Zoning Commission of the City of Bryan on the ____ day of _____, 20__, and same was duly approved on the ____ day of _____, 20__.

_____
Chairman

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

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

SEE SHEET 2 FOR ORIGINAL PLAT

SHEET 1 OF 2

GENERAL NOTES

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0215 F, DATED 04-02-2014.
4. APPROXIMATE LOCATIONS OF WATER AND SEWER LINES PER CITY OF BRYAN MAPS AND ABOVE GROUND EVIDENCE.
5. CONTOURS SHOWN HEREON ARE PARTIALLY DIGITAL OVERLAY AND PARTIALLY ON-THE-GROUND SURVEY.
6. CROSS ACCESS (PEDESTRIAN AND VEHICULAR) BETWEEN LOTS 1R, 2 AND 3 IS PROVIDED BY THE EASEMENT AGREEMENT FOR RECIPROCAL ACCESS RECORDED IN VOLUME 5125, PAGE 108 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.
7. 1/2 INCH IRON ROD AT ALL CORNERS UNLESS OTHERWISE NOTED.
8. SUBJECT PROPERTY IS CURRENTLY ZONED C-2 (RETAIL).

REPLAT
OF
LOT 1, BLOCK 1
COMMUNITY HEALTH CENTER SUBDIVISION

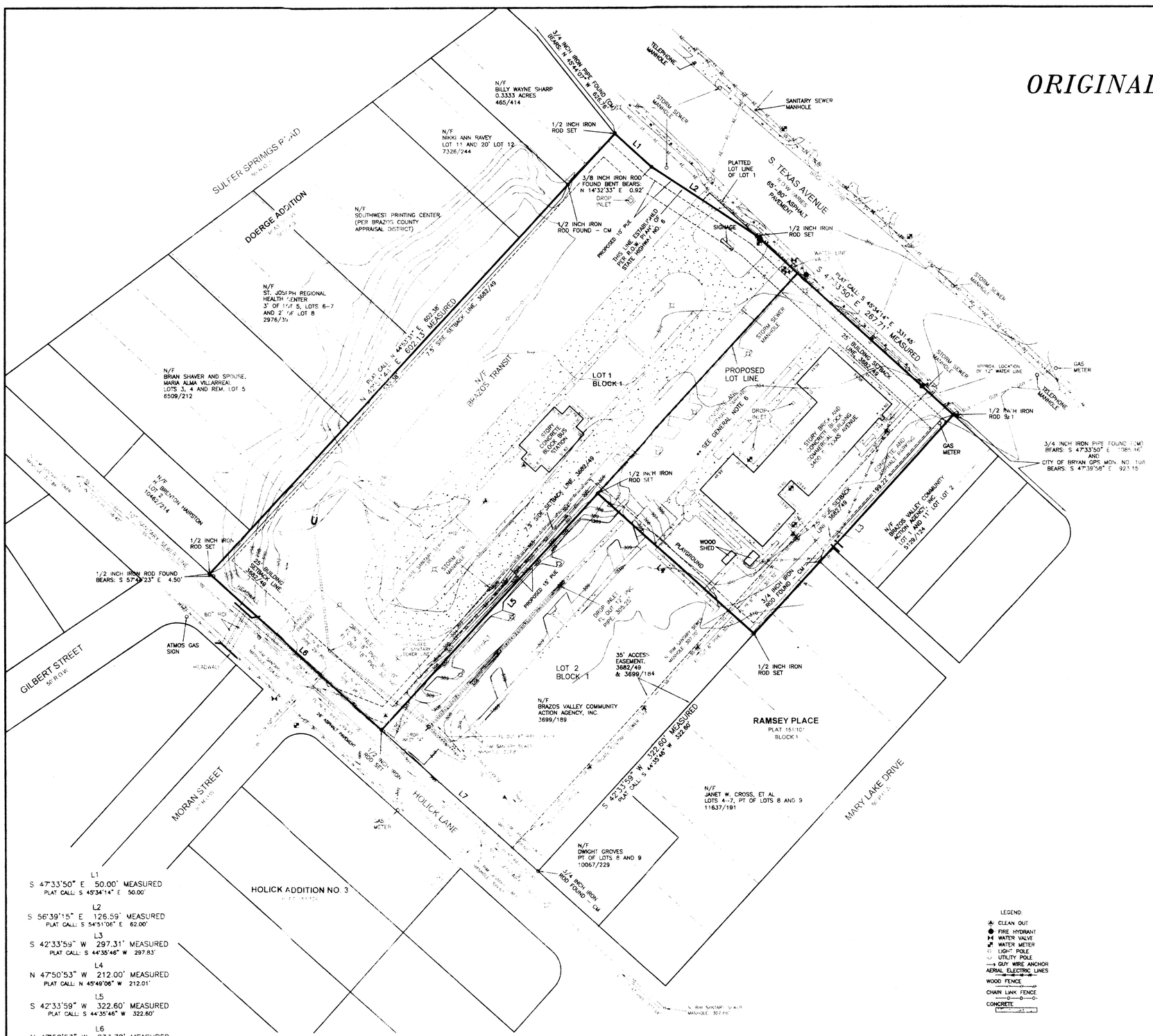
VOLUME 3682, PAGE 49
4.711 AC. J. E. SCOTT SURVEY, A-50
BRYAN, BRAZOS COUNTY, TEXAS

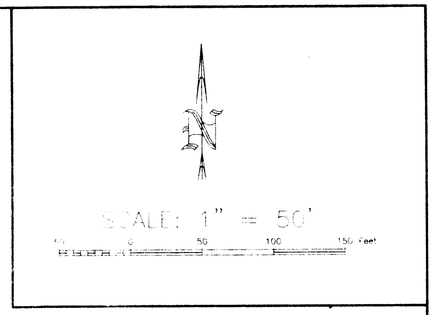
SCALE: 1 INCH = 50 FEET
SURVEY DATE: 06-13-14
PLAT DATE: 07-15-14
REVISED: 07-21-14
JOB NUMBER: 14-416
CAD NAME: 14-416R
CR5 FILE: C-CLUB (cont); 14-416 (job)

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

PREPARED FOR: BRAZOS TRANSIT
1759 N. EARL RUDDER FREEWAY
BRYAN, TEXAS 77803
PHONE (979) 778-0607

ORIGINAL PLAT





METES AND BOUNDS DESCRIPTION
OF A 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 SITUATED 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 LINE OF SOUTH TEXAS AVENUE (VARIABLE WIDTH R.O.W.) MARKING THE NORTH CORNER OF SAID LOT 1 AND THE EAST CORNER OF BLOCK 1, DOERGE ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 99, PAGE 235 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

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

S 47° 33' 50" E FOR A DISTANCE OF 50.00 FEET, FOR REFERENCE A 3/8 INCH IRON ROD FOUND BEARS: N 14° 32' 33" E FOR A DISTANCE OF 0.92 FEET;

N 56° 39' 15" E FOR A DISTANCE OF 126.59 FEET TO A 1/2 INCH IRON ROD SET;

S 47° 33' 50" E FOR A DISTANCE OF 267.71 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 ON THE SOUTHWEST LINE OF SOUTH TEXAS AVENUE BEARS: 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 ON THE NORTHEAST LINE OF HOLICK LANE (50' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 2 BEARS: 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 2;

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 LANE 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' 44" E ALONG THE COMMON LINE OF SAID LOT 1 AND SAID DOERGE ADDITION FOR A DISTANCE OF 602.13 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 GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

JUL 22 2014

L1
S 47°33'50" E 50.00' MEASURED
PLAT CALL: S 45°34'14" E 50.00'

L2
S 56°39'15" E 126.59' MEASURED
PLAT CALL: S 54°51'06" E 62.00'

L3
S 42°33'59" W 297.31' MEASURED
PLAT CALL: S 44°35'46" W 297.83'

L4
N 47°50'53" W 212.00' MEASURED
PLAT CALL: N 45°49'06" 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°49'06" W 233.78'

L7
S 47°50'53" E 212.00' MEASURED
PLAT CALL: S 45°49'06" E 212.00'

LEGEND:
- CLEAN OUT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- LIGHT POLE
- UTILITY POLE
- GUY 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'

SEE SHEET 1 FOR REPLAT AND GENERAL NOTES

REPLAT
OF
LOT 1, BLOCK 1 COMMUNITY HEALTH CENTER SUBDIVISION

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

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