

**METES AND BOUNDS DESCRIPTION OF 12.727 ACRE TRACT**  
 J. W. SCOTT SURVEY, A-49  
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE J. W. SCOTT SURVEY, ABSTRACT NO. 49, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 351.933 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE CITY OF BRYAN DEVELOPMENT, LTD. RECORDED IN VOLUME 3734, PAGE 105 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 BOONVILLE ROAD - FM 158 (R.O.W. VARIES) MARKING THE NORTHWEST CORNER OF THIS HERIN DESCRIBED TRACT;

THENCE: S 83° 01' 10" E ALONG THE SOUTHWEST LINE OF BOONVILLE ROAD FOR A DISTANCE OF 510.82 FEET (DEED CALL BEARING: S 83° 02' 58" E, 4219/141) TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF A CALLED 0.517 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE CITY OF BRYAN RECORDED IN VOLUME 7067, PAGE 12 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE WEST LINE OF SAID 0.517 ACRE TRACT FOR THE FOLLOWING CALLS:

S 38° 05' 20" E FOR A DISTANCE OF 74.60 FEET (DEED CALL: S 38° 02' 20" E - 74.69 FEET, 7067/12) TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 159.50 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 151° 10' 17" FOR AN ARC DISTANCE OF 42.23 FEET (CHORD BEARS: S 05° 52' 04" W - 42.11 FEET) (DEED CALL CHORD: S 05° 48' 53" W - 42.11 FEET, 7067/12) TO A 1/2 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE AND THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 862.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 48' 45" FOR AN ARC DISTANCE OF 147.13 FEET (CHORD BEARS: S 18° 20' 35" W - 146.95 FEET) (DEED CALL CHORD: S 18° 17' 24" W - 146.95 FEET, 7067/12) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

S 23° 13' 58" W FOR A DISTANCE OF 142.85 FEET (DEED CALL: S 23° 10' 47" W - 142.85 FEET, 7067/12) TO A 1/2 INCH IRON ROD SET ON THE NORTHWEST LINE OF UNIVERSITY DRIVE E. (120' R.O.W.) MARKING THE SOUTH CORNER OF SAID 0.517 ACRE TRACT AND THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 4740.00 FEET. FOR REFERENCE, A CONCRETE RIGHT-OF-WAY MARKER FOUND AT THE EAST CORNER OF SAID 0.517 ACRE TRACT BEARS: N 34° 57' 39" E FOR A DISTANCE OF 401.74 FEET (DEED CALL: N 34° 57' 39" E - 401.74 FEET, 7067/12);

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 46' 50" FOR AN ARC DISTANCE OF 395.50 FEET (CHORD BEARS: S 39° 46' 47" W - 395.38 FEET) (DEED CALL AND MEASURED BEARING: S 39° 46' 47" W - 395.38 FEET) TO A POINT MARKING THE END POINT OF SAID CURVE. FOR REFERENCE, A CONCRETE RIGHT-OF-WAY MARKER FOUND AT THE EAST CORNER OF SAID 0.517 ACRE TRACT BEARS: N 34° 57' 39" E FOR A DISTANCE OF 401.74 FEET (DEED CALL: N 34° 57' 39" E - 401.74 FEET, 7067/12);

THENCE: S 42° 10' 12" W CONTINUING ALONG THE NORTHWEST LINE OF UNIVERSITY DRIVE E. FOR A DISTANCE OF 555.17 FEET (DEED CALL AND MEASURED BEARING: S 42° 10' 12" W - 555.17 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 33' 51" FOR AN ARC DISTANCE OF 37.33 FEET (CHORD BEARS: S 84° 57' 07" W - 33.96 FEET) (PLAT CALL AND MEASURED, 8230/243) TO A 1/2 INCH IRON ROD SET ON THE NORTHEAST LINE OF EAST CREST DRIVE (60' R.O.W. PER PLAT OF PARK HUDSON SUBDIVISION, PHASE B, 8230/243) MARKING THE END POINT OF SAID CURVE;

THENCE: N 52° 15' 58" W ALONG THE NORTHEAST LINE OF EAST CREST DRIVE FOR A DISTANCE OF 296.63 FEET (PLAT CALL: N 52° 15' 58" W - 297.02 FEET, 8230/243) TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 05' 48" FOR AN ARC DISTANCE OF 39.31 FEET (CHORD BEARS: N 07° 13' 09" W - 35.38 FEET) (PLAT CALL AND MEASURED, 8230/243) TO A 5/8 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF EASTCHESTER DRIVE (60' R.O.W. PER PLAT, 8230/243) MARKING THE END POINT OF SAID CURVE;

THENCE: ALONG THE SOUTHEAST LINE OF EASTCHESTER DRIVE FOR THE FOLLOWING CALLS:

N 37° 49' 48" E FOR A DISTANCE OF 295.76 FEET (PLAT CALL AND MEASURED, 8230/243) TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 830.00 FEET;

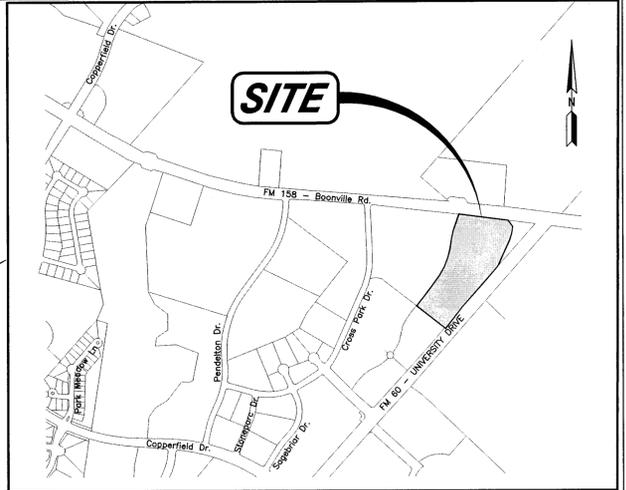
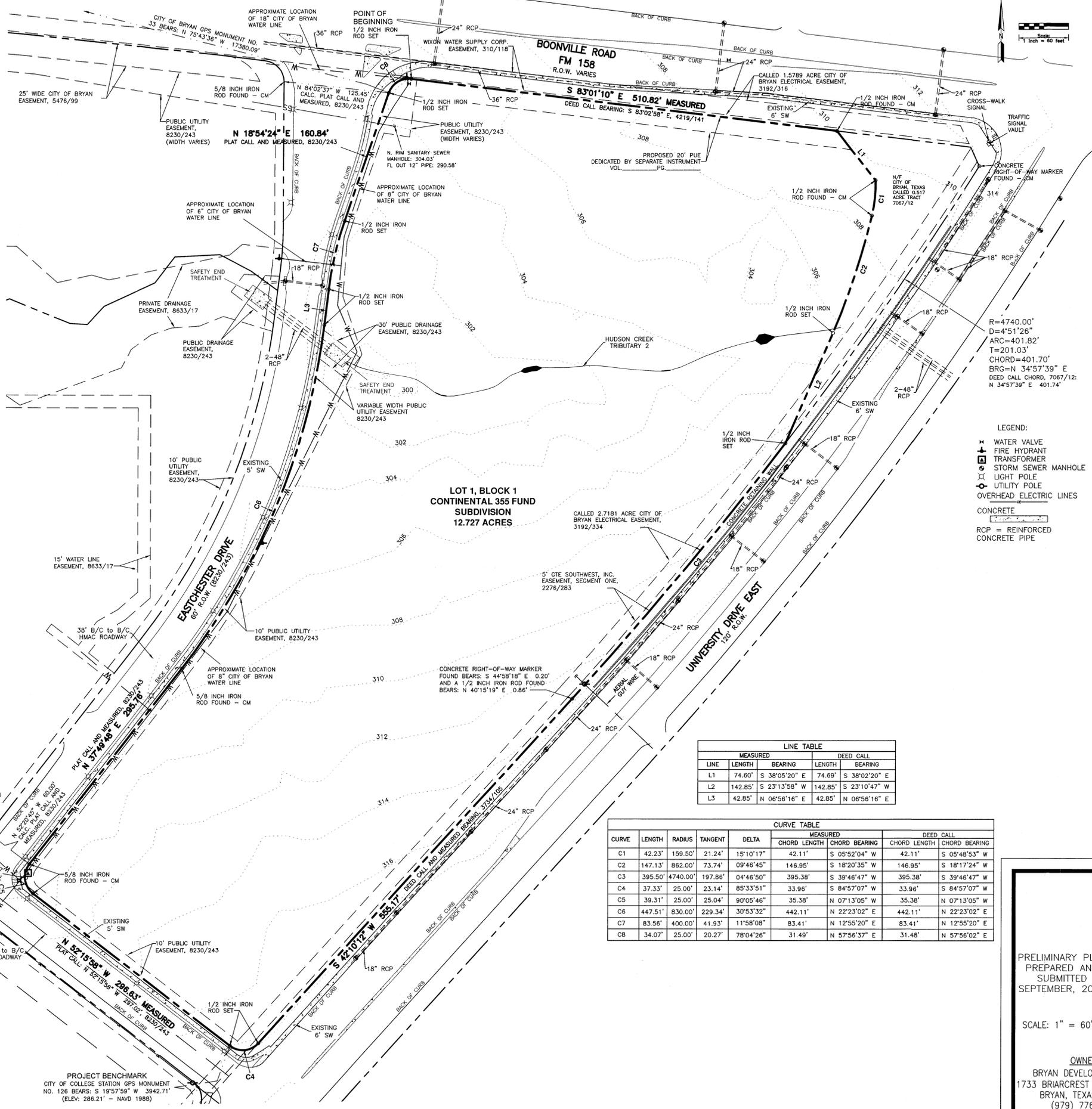
ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 53' 32" FOR AN ARC DISTANCE OF 447.51 FEET (CHORD BEARS: N 22° 23' 02" E - 442.11 FEET) (PLAT CALL AND MEASURED, 8230/243) TO A 1/2 INCH IRON ROD SET MARKING THE END POINT OF SAID CURVE;

N 06° 56' 16" E FOR A DISTANCE OF 42.85 FEET (PLAT CALL AND MEASURED, 8230/243) TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 400.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 58' 08" FOR AN ARC DISTANCE OF 83.56 FEET (CHORD BEARS: N 12° 55' 20" E - 83.41 FEET) (PLAT CALL AND MEASURED, 8230/243) TO A 5/8 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

N 18° 54' 24" E FOR A DISTANCE OF 160.84 FEET (PLAT CALL AND MEASURED, 8230/243) TO A 1/2 INCH IRON ROD SET MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET. FOR REFERENCE, THE CITY OF BRYAN GPS MONUMENT NO. 33 BEARS: N 75° 43' 36" W FOR A DISTANCE OF 17,360.09 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78° 04' 26" FOR AN ARC DISTANCE OF 34.07 FEET (CHORD BEARS: N 37° 56' 37" E - 31.48 FEET) (PLAT CALL CHORD: N 37° 56' 02" E - 31.48 FEET, 8230/243) TO THE POINT OF BEGINNING CONTAINING 12.727 ACRES OF LAND, AS SURVEYED ON THE GROUND SEPTEMBER, 2015. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.



VICINITY MAP (NTS)

R=4740.00'  
 D=4°51'26"  
 ARC=401.82'  
 T=201.03'  
 CHORD=401.70'  
 BRG=N 34°57'39" E  
 DEED CALL CHORD, 7067/12:  
 N 34°57'39" E 401.74'

- LEGEND:**
- WATER VALVE
  - FIRE HYDRANT
  - TRANSFORMER
  - STORM SEWER MANHOLE
  - LIGHT POLE
  - UTILITY POLE
  - OVERHEAD ELECTRIC LINES
  - CONCRETE
  - RCP REINFORCED CONCRETE PIPE

**LINE TABLE**

LINE	MEASURED LENGTH	MEASURED BEARING	DEED CALL LENGTH	DEED CALL BEARING
L1	74.60'	S 38°05'20" E	74.69'	S 38°02'20" E
L2	142.85'	S 23°13'58" W	142.85'	S 23°10'47" W
L3	42.85'	N 06°56'16" E	42.85'	N 06°56'16" E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA	MEASURED		DEED CALL	
					CHORD LENGTH	CHORD BEARING	CHORD LENGTH	CHORD BEARING
C1	42.23'	159.50'	21.24'	15°10'17"	42.11'	S 05°52'04" W	42.11'	S 05°48'53" W
C2	147.13'	862.00'	73.74'	09°46'45"	146.95'	S 18°20'35" W	146.95'	S 18°17'24" W
C3	395.50'	4740.00'	197.86'	04°46'50"	395.38'	S 39°46'47" W	395.38'	S 39°46'47" W
C4	37.33'	25.00'	23.14'	85°33'51"	33.96'	S 84°57'07" W	33.96'	S 84°57'07" W
C5	39.31'	25.00'	25.04'	90°05'46"	35.38'	N 07°13'05" W	35.38'	N 07°13'05" W
C6	447.51'	830.00'	229.34'	30°53'32"	442.11'	N 22°23'02" E	442.11'	N 22°23'02" E
C7	83.56'	400.00'	41.93'	11°58'08"	83.41'	N 12°55'20" E	83.41'	N 12°55'20" E
C8	34.07'	25.00'	20.27'	78°04'26"	31.49'	N 37°56'37" E	31.48'	N 37°56'02" E

NOT FOR RECORD

**PRELIMINARY PLAN OF CONTINENTAL 355 FUND SUBDIVISION**  
**LOT 1, BLOCK 1**  
**12.727 ACRES**  
**J-W SCOTT SURVEY, A-49**  
**BRYAN BRAZOS COUNTY, TEXAS**

PRELIMINARY PLAN PREPARED AND SUBMITTED SEPTEMBER, 2015

SCALE: 1" = 60'

**OWNER:**  
 BRYAN DEVELOPMENT, LTD.  
 1733 BRIARCREST DRIVE, STE 202  
 BRYAN, TEXAS 77802  
 (979) 776-1646

**SURVEYOR:**  
 KERR SURVEYING, LLC  
 409 N. TEXAS AVENUE  
 BRYAN, TEXAS 77803  
 (979) 268-3195

**ENGINEER:**  
 MITCHELL & MORGAN, L.L.P.  
 3204 EARL RUDDER FWY. S.  
 COLLEGE STATION, TX 77845  
 (979) 260-6963

**PROJECT BENCHMARK**  
 CITY OF COLLEGE STATION GPS MONUMENT NO. 126 BEARS: S 19°57'59" W 3342.71' (ELEV: 286.21' - NAVD 1988)