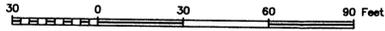




SCALE: 1" = 30'



ORIGINAL PLAT

METES AND BOUNDS DESCRIPTION OF A 3.146 ACRE TRACT BRIAR MEADOWS CREEK SUBDIVISION, PHASE III 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 MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF BROADMOOR DRIVE (60' R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 2 AND THE WEST CORNER OF BLOCK 2, BRIAR MEADOWS CREEK SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 8637, PAGE 60 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 47° 57' 08" W ALONG THE NORTHEAST LINE OF BROADMOOR DRIVE FOR A DISTANCE OF 128.40 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 400.00 FEET;

THENCE: CONTINUING ALONG THE NORTHEAST LINE OF BROADMOOR DRIVE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 12' 09" FOR AN ARC DISTANCE OF 127.08 FEET (CHORD BEARS: N 38° 57' 33" W - 126.54 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 50' 07" FOR AN ARC DISTANCE OF 37.45 FEET (CHORD BEARS: N 13° 14' 25" E - 34.05 FEET) TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF NASH STREET (80' R.O.W.) MARKING THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 615.00 FEET;

THENCE: ALONG THE SOUTHEAST LINE OF NASH STREET AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42° 31' 12" FOR AN ARC DISTANCE OF 456.40 FEET (CHORD BEARS: N 35° 01' 08" E - 448.00 FEET) TO AN "X" FOUND IN CONCRETE MARKING THE NORTH CORNER OF SAID LOT 2 AND THE WEST CORNER OF LOT 4, BRIAR MEADOWS CREEK SUBDIVISION, PHASE III;

THENCE: S 79° 27' 20" E ALONG THE COMMON LINE OF SAID LOT 2 AND SAID LOT 4 FOR A DISTANCE OF 83.27 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID COMMON LINE;

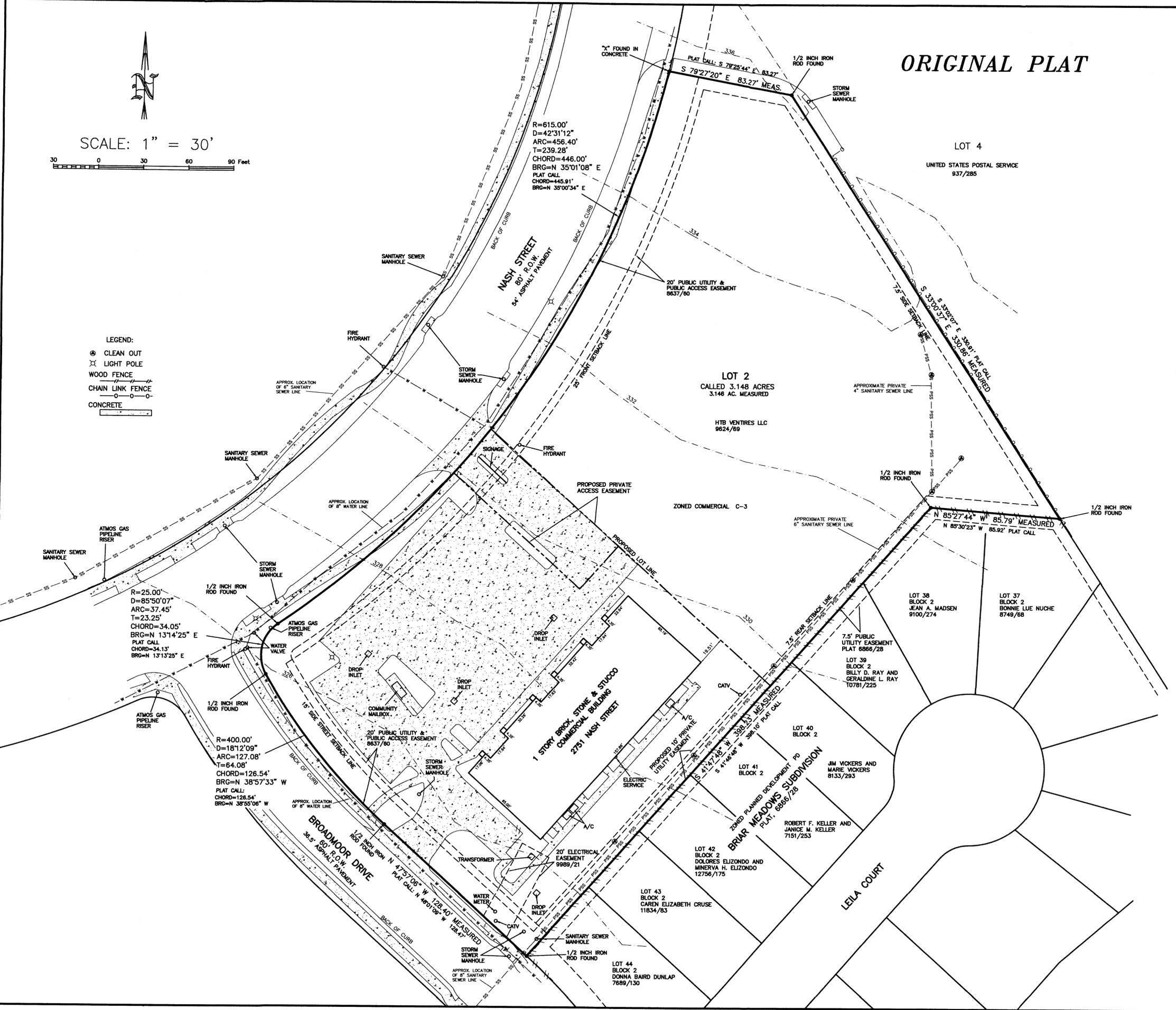
THENCE: S 33° 00' 37" E CONTINUING ALONG THE COMMON LINE OF SAID LOT 3 AND SAID LOT 4 FOR A DISTANCE OF 330.86 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID BLOCK 2, BRIAR MEADOWS SUBDIVISION;

THENCE: N 85° 27' 44" W ALONG THE COMMON LINE OF SAID LOT 2 AND SAID BLOCK 2 FOR A DISTANCE OF 85.79 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID COMMON LINE;

THENCE: S 41° 47' 48" W CONTINUING ALONG THE COMMON LINE OF SAID LOT 2 AND SAID BLOCK 2 FOR A DISTANCE OF 398.23 FEET TO THE POINT OF BEGINNING CONTAINING 3.146 ACRES OF LAND AS SURVEYED ON THE GROUND OCTOBER 2015. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR REGISTERED PROFESSIONAL LAND SURVEYOR No. 4502

- LEGEND:
- ⊙ CLEAN OUT
 - ⊗ LIGHT POLE
 - ▭ WOOD FENCE
 - ▭ CHAIN LINK FENCE
 - ▭ CONCRETE



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REPLAT
OF
LOT 2
BRIAR MEADOWS CREEK
SUBDIVISION, PHASE III
VOLUME 8637, PAGE 60
4.146 AC., JOHN AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 30 FEET
SURVEY DATE: 10-20-15
PLAT DATE: 10-30-15

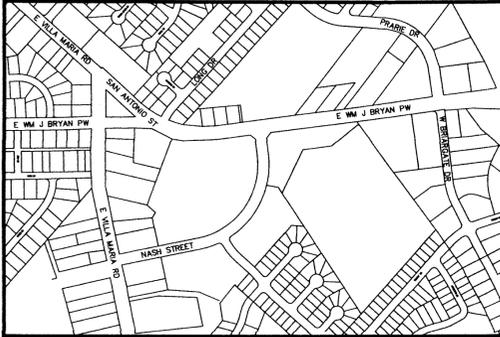
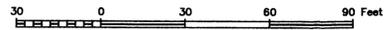
JOB NUMBER: 15-891
CAD NAME: 15-891
CRS FILE: MARIA (cont); 15-891 (job)

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

PREPARED FOR: HTB VENTURES LLC
P.O. BOX 1754
NAVASOTA, TEXAS 77868
PHONE (836) 446-8883



SCALE: 1" = 30'



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. 4804102215E, DATED MAY 16, 2012.
3. SUBJECT PROPERTY IS CURRENTLY ZONED COMMERCIAL C-3.
4. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
5. CONTOURS SHOWN HEREON ARE OVERLAY FROM BRYAN MAPS.
6. WATER AND SEWER LINES SHOWN ARE PER CITY OF BRYAN UTILITY MAPS AND VISIBLE INDICATIONS.
7. MAINTENANCE OF PRIVATE SANITARY SEWER LINE SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER TO ENSURE PROPER FLOW USAGE FOR ALL AFFECTED PROPERTIES.

1/2" FOUND IN CONCRETE
1/2" INCH IRON ROD FOUND

R-615.00'
Arc-456.40'
D-42°31'12"
T-239.28'
B-N 35°01'08" E
Chord-446.00'

20' PUBLIC UTILITY & PUBLIC ACCESS EASEMENT 8637/60

LOT 4
UNITED STATES POSTAL SERVICE
937/285

NASH STREET
64' ASPHALT PAVEMENT

LOT 2B
1.753 ACRES

LOT 2A
1.393 ACRES

R-25.00'
Arc-37.45'
D-85°50'07"
T-23.25'
B-N 13°14'25" E
Chord-34.05'

1/2" INCH IRON ROD FOUND

R-400.00'
Arc-127.08'
D-18°12'09"
T-64.08'
B-N 38°57'33" W
Chord-126.54'

BROADMOOR DRIVE
36.5' ASPHALT PAVEMENT

20' PUBLIC UTILITY & PUBLIC ACCESS EASEMENT 8637/60

10' PRIVATE UTILITY EASEMENT

LOT 39
BLOCK 2
BILLY D. RAY AND
GERALDINE L. RAY
10781/225

LOT 38
BLOCK 2
JEAN A. MADSEN
9100/274

LOT 37
BLOCK 2
BONNIE LUE NUICHE
8749/68

LOT 40
BLOCK 2

JM VICKERS AND
MARIE VICKERS
8133/283

LOT 41
BLOCK 2

ROBERT F. KELLER AND
JANICE M. KELLER
7151/253

LOT 42
BLOCK 2
DOLORES ELIZONDO AND
MINERVA H. ELIZONDO
12756/175

LOT 43
BLOCK 2
CAREN ELIZABETH CRUSE
11834/83

LOT 44
BLOCK 2
DONNA BAIRD DUNLAP
7689/130

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I (We) HTB VENTURES, LLC, owner and developers of the land shown on this plat, being the tract of land as conveyed to me in the Official Records of Brazos County, in Volume 9624, Page 69, 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(s) whose name(s) is/are 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

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

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 authentication 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

NOV 02 2015
RECEIVED

REPLAT

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LOT 2
BRIAR MEADOWS CREEK
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PHONE (979) 268-3195

PREPARED FOR: HTB VENTURES LLC
P.O. BOX 1754
NAVASOTA, TEXAS 77888
PHONE (936) 446-8883

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