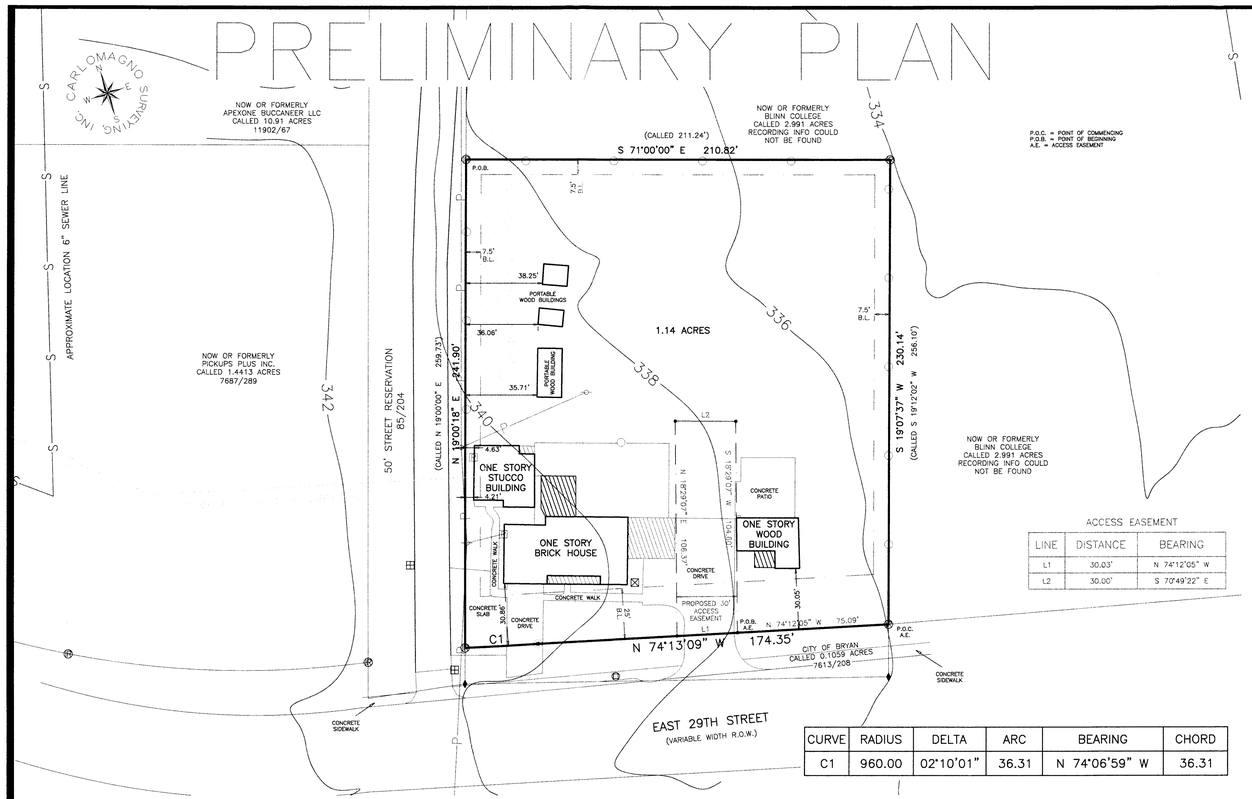
PRELIMINARY PLAN



ACCESS EASEMENT

LINE	DISTANCE	BEARING
L1	30.03'	N 74°12'05" W
L2	30.00'	S 70°49'22" E

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	960.00	02°10'01"	36.31	N 74°06'59" W	36.31

METES AND BOUNDS DESCRIPTION
OF A 1.14 ACRES TRACT
JOHN AUSTIN LEAGUE, A-2
BRAZOS COUNTY, TEXAS

Being a tract of land containing 1.14 acres, out of the John Austin League, A-2, in Brazos County, Texas, also being the remainder of a called 1.248 acres, owned by Harold W. Sweet and Carmen J. Sweet (Sweet), as recorded in Volume 6601, Page 294 of the Brazos County Official Records (B.C.O.R.), the said 1.14 acres tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the north corner of this tract, also being a point along the southeast line of a 50" Street Reservation (Street Reservation), as recorded in Volume 85, Page 204 of the Brazos County Deed Records (B.C.D.R.), also being a west corner of a called 2.991 acres tract, now or formerly owned by Blinn College (Blinn), for which no recording information could be found;

THENCE along the common line of this tract and the said Blinn tract, the following calls and distances:

South 71°00'00" East, a distance of 210.82 feet to a 1/2" iron rod found for the east corner of this tract, also being an interior corner of the said Blinn tract;

South 19°07'37" West, a distance of 230.14 feet to a 1/2" iron rod found for the south corner of this tract, also being a west corner of the said Blinn tract, also being the east corner of a called 0.1059 acres right-of-way dedication, owned by the City of Bryan (COB), as recorded in Volume 7613, Page 208 of the B.C.O.R., also being a point along the northeast right-of-way of East 29th Street, a variable width right-of-way;

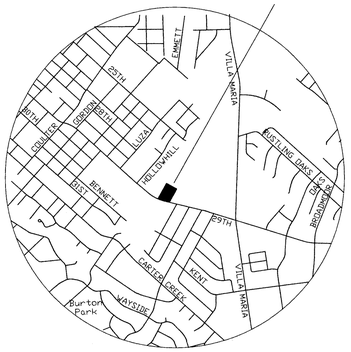
THENCE along the common line of this tract, the said COB tract and the said northeast right-of-way of East 29th Street, the following calls and distances:

North 74°23'13" West, a distance of 174.46 feet to a 5/8" iron rod with an orange plastic cap marked "Carlomagno RPLS 1562" set for a point of curvature of this tract;

Around a curve to the right having a delta angle of 02°09'38", an arc distance of 36.20 feet, a radius of 960.00 feet, and a chord of North 73°18'24" West, a distance of 36.20 feet to a 1/2" iron rod found for the west corner of this tract, also being a point along the northeast right-of-way of the said East 29th Street, also being the north corner of the said COB tract, also being a point along the southeast line of the said Street Reservation;

THENCE along the common line of this tract and the said Street Reservation, North 19°00'00" East, a distance of 241.90 feet to the **PLACE OF BEGINNING** containing 1.14 acres.

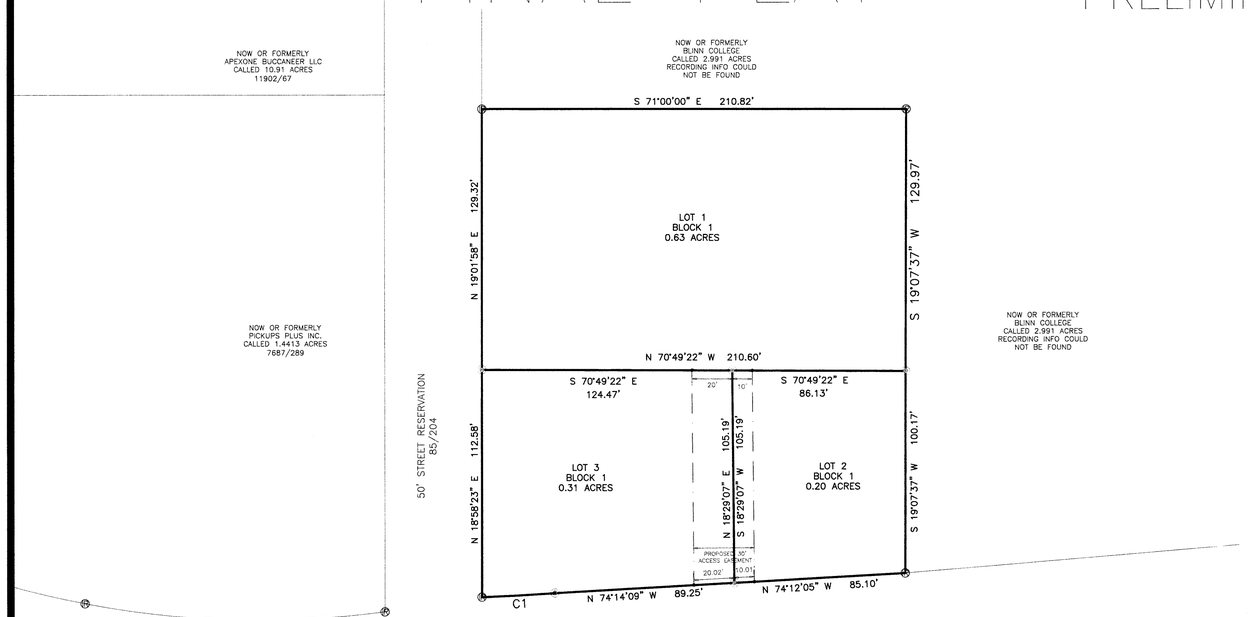
PROJECT LOCATION



VICINITY MAP
NOT TO SCALE

FINAL PLAT

PRELIMINARY SURVEY



CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	960.00	02°10'01"	36.31	N 74°06'59" W	36.31

I, _____, the Chairman of the Planning & 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 the same was duly approved _____ day of _____, 20_____ by said Commission.

_____
Chairman, Planning & Zoning Commission, Bryan, Texas

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

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

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, the 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

I/We, _____, the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Deed Records of Brazos County in Vol(s). _____6601_____, Page(s) _____294_____, 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

I, Dante Carlomagno, Texas Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown, and that the metes and bounds description describing said subdivision will describe a closed geometric form.

STATE OF TEXAS REGISTERED DANTE CARLOMAGNO III 1562 PROFESSIONAL LAND SURVEYOR

_____
Dante Carlomagno
Texas Registered Professional Land Surveyor, Number 1562

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 executed the same for the purpose stated. Given under my hand and seal of office this _____ day of _____, 20_____.

_____
Notary Public, _____ County, Texas

FINAL PLAT OF
SWEET ENCLAVE

1.14 ACRES
JOHN AUSTIN LEAGUE, A-2
CITY OF BRYAN
BRAZOS COUNTY, TEXAS

SURVEY LEGEND

- *SUBJECT PROPERTY LINE*
- *ELECTRICAL LINE*
- *CHAINLINK FENCE*
- *WOOD FENCE*
- *BARBWIRE FENCE*
- *DRAINAGE EASEMENT*
- *ELECTRICAL EASEMENT*
- *GAS EASEMENT*
- *UTILITY EASEMENT*
- *ORDINANCE BUILDING LINE*
- *PLATTED BUILDING LINE*
- *RESTRICTION BUILDING LINE*
- *1/2" IRON ROD FOUND*
- *5/8" IRON ROD WITH ORANGE PLASTIC CAP MARKED "CARLOMAGNO - RPLS 1562" SET*
- *COVERED CONC.*
- *WATER METER*
- *WATER VALVE*
- *FIRE HYDRANT*
- *ELECTRIC METER*
- *POWER POLE*
- *TRANSFORMER*
- *GAS METER*
- *PROPANE TANK*
- *SANITARY MANHOLE*
- *STORM MANHOLE*
- *SEPTIC TANK*
- *TELEPHONE PEDESTAL*
- *PROPERTY CORNER*
- *EASEMENT CORNER*

Survey Notes:
1). The bearing basis of this survey is S 71 00'00" E as recorded in Volume 6601, Page 294 of the B.C.O.R.

2). Drawing Scale is 1"=35'

3). Technician: C. Howard; Field Crew: J. Arevalo

4). Said lot does not appear to be under the 100 year flood plain, as identified by the Federal Emergency Management Agency on Community Panel No. 48041C0215F, Dated: April 2, 2014

5). This survey was completed without the benefit of a title commitment.

I, Dante Carlomagno, Registered Professional Land Surveyor No. 1562, do hereby certify that the above survey is a true and accurate representation of an actual on the ground survey made under my supervision and that there are no encroachments or overlaps unless otherwise shown.

ACREAGE: 1.14 ACRES
RECORDED IN: 6601/294
SURVEY: JOHN AUSTIN LEAGUE, A-2
STREET ADDRESS: EAST 29TH STREET
CITY: BRYAN COUNTY: BRAZOS
SURVEYED FOR: HAROLD W. AND CARMEN J. SWEET
ADDRESS: 2000 EAST 29TH STREET

SURVEY
AUG 24 2015

Carlomagno Surveying, Inc.
2714 Finfeather Road, Bryan, Texas 77801
PHONE: (979)775-2873 FAX: (979)775-4787
www.CarlomagnoSurveying.com

FILE NO. 15072-REPLAT
SURVEY DATE: 08/03/2015