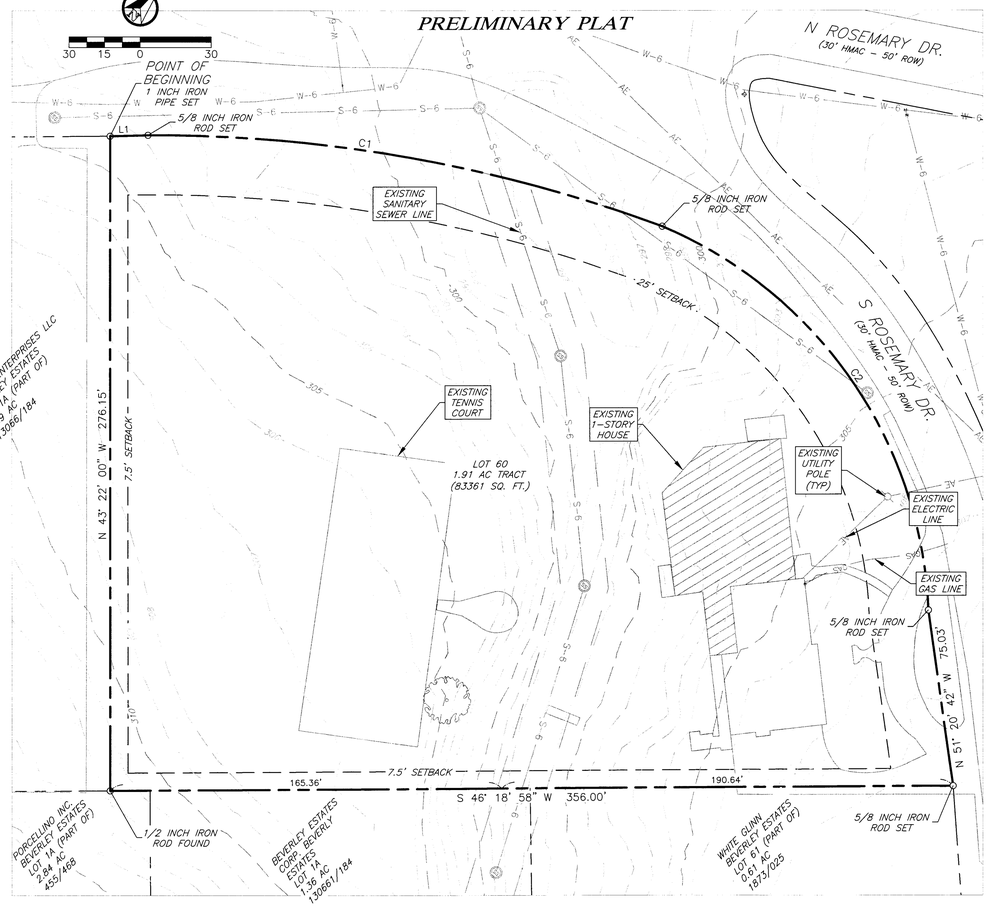
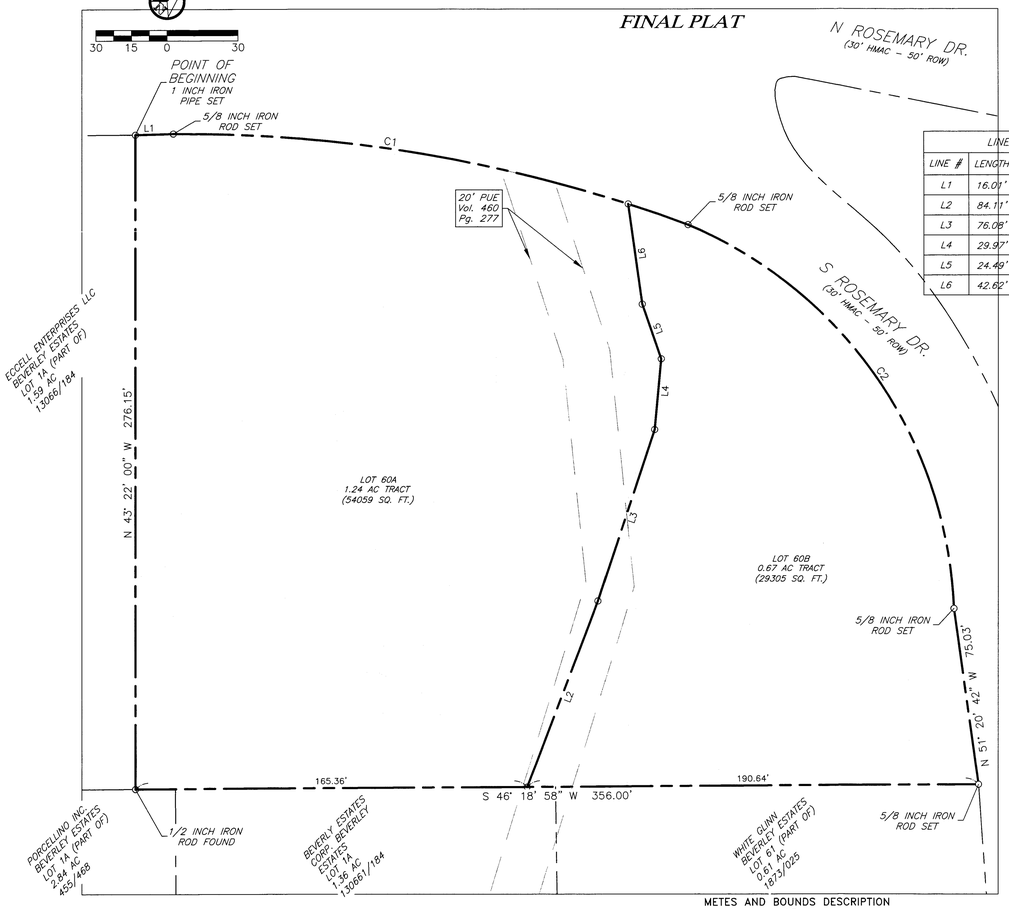
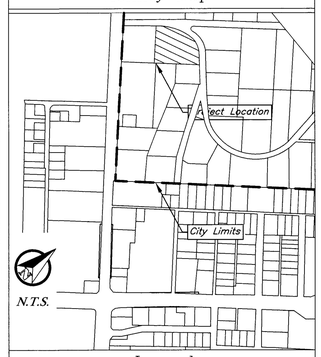




LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	16.01'	N 45° 03' 51" E
L2	84.11'	N 22° 32' 04" W
L3	76.08'	N 25° 06' 23" W
L4	29.97'	N 38° 02' 00" W
L5	24.49'	N 62° 25' 48" W
L6	42.62'	N 51° 20' 10" W

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	221.80'	615.00'	20° 39' 50"	N 56° 38' 58" E	220.60'	112.12'
C2	208.05'	183.60'	64° 55' 38"	N 78° 06' 56" W	197.10'	116.80'

Vicinity Map



Legend

Line Types

- Proposed Conditions
- Existing Conditions
- W-8 — Water Line (Size Noted)
- S-8 — Sanitary Sewer (Size Noted)
- AE — Aerial Electrical
- Contour
- Easement
- Property Line
- Power Pole
- Sewer Manhole
- Hydrant
- Water Valve

General Notes:

1. Bearing system shown hereon is based on Grid North as established from G.P.S. observation.
2. This propety is zoned R-NC, Residential Neighborhood Conservation District.
3. Minimum building setback standards are defined by City of Bryan ordinance and shall comply with those appropriate for the current zoning of the subject property.
4. Iron rods will be set at all angle points and lot corners, unless stated otherwise.
5. This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0215F, effective April 2, 2014.

METES AND BOUNDS DESCRIPTION OF A 1.91 ACRE TRACT BEVERLEY ESTATES BRYAN, BRAZOS COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 1.914 ACRES, OUT OF THE BEVERLEY ESTATES SUBDIVISION, LOCATED IN BRAZOS COUNTY, TEXAS, ALSO BEING ALL OF LOT SIXTY (60) OF THE SAID BEVERLEY ESTATES SUBDIVISION, AS RECORDED IN VOLUME 98, PAGE 420 OF THE BRAZOS COUNTY DEED RECORDS (B.C.D.R.), ALSO BEING ALL OF THE CALLED 1.9140 ACRES TRACT, OWNED BY DICK B. AND JULIE SIMMONS, AS RECORDED IN VOLUME 2115, PAGE 292 OF THE BRAZOS COUNTY OFFICIAL RECORDS (B.C.O.R.), THE SAID 1.914 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE FOUND FOR THE WEST CORNER OF THIS TRACT, ALSO BEING THE WEST CORNER OF THE SAID LOT 60, ALSO BEING THE NORTH CORNER OF A CALLED 1.59 ACRES TRACT, OWNED BY ECCELL ENTERPRISES, LLC. (ECCELL), AS RECORDED IN VOLUME 13066, PAGE 184 OF THE B.C.O.R., ALSO BEING A POINT ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF NORTH ROSEMARY DRIVE, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE SOUTHEAST RIGHT-OF-WAY LINE OF THE SAID NORTH ROSEMARY DRIVE, THE FOLLOWING CALLS AND DISTANCES:

NORTH 45°03'51" EAST, A DISTANCE OF 16.01 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 20°39'50", AN ARC DISTANCE OF 221.80 FEET, A RADIUS OF 615.00 FEET, AND A CHORD OF NORTH 56°38'58" EAST, A DISTANCE OF 220.60 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR A POINT OF CONTINUOUS CURVATURE OF THIS TRACT, ALSO BEING A POINT ALONG THE NORTHWEST LINE OF THE SAID LOT 60, ALSO BEING A POINT ALONG AT THE INTERSECTION OF THE SAID NORTH ROSEMARY DRIVE AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTH ROSEMARY DRIVE, A 50' RIGHT-OF-WAY;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE SOUTHWEST RIGHT-OF-WAY LINE OF THE SAID SOUTH ROSEMARY DRIVE, THE FOLLOWING CALLS AND DISTANCES:

AROUND A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 64°55'38", AN ARC DISTANCE OF 208.05 FEET, A RADIUS OF 183.60 FEET, AND A CHORD OF SOUTH 78°06'56" EAST, A DISTANCE OF 197.10 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR A POINT OF TANGENCY OF THIS TRACT;

SOUTH 51°20'42" EAST, A DISTANCE OF 75.03 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR THE EAST CORNER OF THIS TRACT, ALSO BEING A POINT ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF THE SAID SOUTH ROSEMARY DRIVE, ALSO BEING THE NORTH CORNER OF A CALLED 0.61 ACRES TRACT, NOW OR FORMERLY OWNED BY GLENN H. WHITE (WHITE), AS RECORDED IN VOLUME 1873, PAGE 25 OF THE B.C.D.R.;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE SAID WHITE TRACT, SOUTH 46°18'58" WEST, A DISTANCE OF 178.60 FEET, PASSING THE SAID WHITE TRACT AND CONTINUING ALONG THE NORTHWEST BOUNDARY LINE OF A CALLED 1.36 ACRES TRACT, OWNED BY THE BEVERLEY ESTATES CORPORATION (BEC), AS RECORDED IN VOLUME 13066, PAGE 184 OF THE B.C.O.R. FOR A DISTANCE OF 160.51 FEET, PASSING THE SAID BEC TRACT AND CONTINUING ALONG THE NORTHWEST BOUNDARY LINE OF A CALLED 2.84 ACRES TRACT, NOW OR FORMERLY OWNED BY PORCELLINO INC. (PORCELLINO), AS RECORDED IN VOLUME 455, PAGE 468 OF THE B.C.D.R., FOR A TOTAL DISTANCE OF 356.00 FEET TO A 1/2 IRON ROD FOUND FOR THE SOUTH CORNER OF THIS TRACT, ALSO BEING A POINT ALONG THE NORTHWEST BOUNDARY LINE OF THE SAID PORCELLINO TRACT, ALSO BEING THE EAST CORNER OF THE SAID ECCELL TRACT,

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE NORTHEAST BOUNDARY LINE OF THE SAID ECCELL TRACT, NORTH 43°22'00" WEST, A DISTANCE OF 276.15 FEET TO THE PLACE OF BEGINNING CONTAINING 1.914 ACRES.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, owner of the 0.67 acre tract shown on this plat as lot 60B, being a portion of the same tract of land as described in the Deeds Records of Brazos County in Volume 206, Page 247, and designated as a portion of Lot 60, Beverley Estates Subdivision, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

_____, Owner

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 executed the same for the purpose stated.

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

_____
Notary Public, _____ County, _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, Manager of White Knight Development, LLC, owner and developer of the 1.24 acre tract shown on this plat as lot 60A, being a portion of the same tract of land as described in the Deeds Records of Brazos County in Volume 206, Page 247, and designated as a portion of Lot 60, Beverley Estates Subdivision, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

_____, Manager

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 executed the same for the purpose stated.

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

_____
Notary Public, _____ County, _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dante Carlomagno, Registered Public Surveyor No. 1562, 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 the 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.

_____
Dante Carlomagno, R.P.L.S. No. 1562

APPROVAL OF THE CITY PLANNER

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

CERTIFICATE OF 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, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chair 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 and Zoning Commission of the City of Bryan on the _____ day of _____, 20_____ and same was duly approved on the _____ day of _____, 20_____ by said Commission.

_____
Chair, Planning & Zoning Commission Bryan, Texas

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 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

Recommended
NOV 02 2016
RECEIVED

FINAL PLAT

Beverley Estates Subdivision Lots 60A & 60B

Being a Replat of Beverley Estates Lot 60
1.91 Acres
November 2016

Owner:
Dick B. Simmons
713 S. Rosemary Dr.
Bryan, TX 77845

Owner:
White Knight Development, LLC
P.O. Box 1222
Fresno, TX 77545

Engineer:
J4 Engineering
PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

Surveyor:
Carlomagno Surveying, Inc.
2714 Finfeather Rd.
Bryan, TX 77801
979-775-2873