APPROVAL OF PLANNING AND ZONING COMMISSION

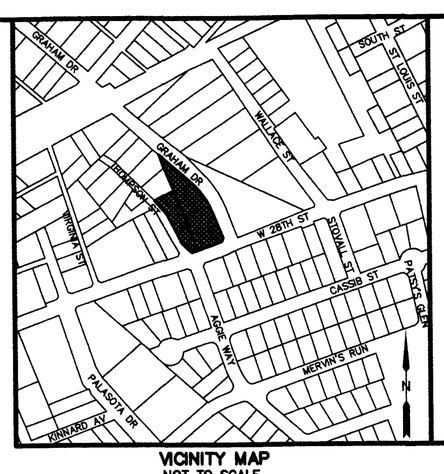
I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the ____ day of _____, 20__, and same was duly approved on the _____ day of _____, 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



VICINITY MAP
NOT TO SCALE

SCALE: 1" = 20'
20 0 20 40 60 Feet

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 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

METES AND BOUNDS DESCRIPTION
OF A
0.963 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 62, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CALLED 0.686 ACRE TRACT AND THE REMAINDER OF A CALLED 0.104 ACRE TRACT AS DESCRIBED BY A DEED TO AAA & FAMILY, LLC RECORDED IN VOLUME 8735, PAGE 74 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 0.20 ACRE TRACT AS DESCRIBED BY A DEED TO AAA & FAMILY, LLC RECORDED IN VOLUME 12871, PAGE 32 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.20 ACRE TRACT SOMETIMES REFERRED TO AS "LOT 23, BLOCK B, STARLIGHT ADDITION" (NO PLAT OF RECORD FOUND) AND VAGUELY DESCRIBED IN VOLUME 114, PAGE 469 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF GRAHAM DRIVE (60' R.O.W.) MARKING THE NORTH CORNER OF SAID REMAINDER OF 0.686 ACRE TRACT AND AN ANGLE POINT IN THE NORTHEAST LINE OF LOT 2, GRAHAM DRIVE ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 4893, PAGE 161 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE SOUTHWEST LINE OF GRAHAM DRIVE FOR THE FOLLOWING CALLS:

S 47° 37' 07" E FOR A DISTANCE OF 157.96 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 295.81 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 19' 00" FOR AN ARC DISTANCE OF 135.87 FEET (CHORD BEARS: S 34° 27' 37" E – 134.68 FEET) TO AN "X" FOUND IN CONCRETE MARKING THE END OF SAID CURVE;

S 21° 18' 07" E FOR A DISTANCE OF 104.55 FEET TO AN "X" FOUND IN CONCRETE;

S 23° 40' 34" W FOR A DISTANCE OF 14.12 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHERLY LINE OF W. 28TH STREET MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 697.74 FEET;

THENCE: ALONG THE NORTHERLY LINE OF W. 28TH STREET AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 28' 06" FOR AN ARC DISTANCE OF 17.88 FEET (CHORD BEARS: S 69° 47' 41" W – 17.88 FEET) TO A COTTON SPINDLE FOUND MARKING THE END OF SAID CURVE;

THENCE: S 70° 31' 43" W CONTINUING ALONG THE NORTHERLY LINE OF W. 28TH STREET FOR A DISTANCE OF 102.48 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF THOMPSON STREET (VARIABLE WIDTH R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID REMAINDER OF 0.104 ACRE TRACT;

THENCE: ALONG THE NORTHEAST LINE OF THOMPSON STREET, SAME BEING THE SOUTHWESTERLY LINE OF SAID REMAINDER OF 0.104 ACRE TRACT AND SAID 0.20 ACRE TRACT, FOR THE FOLLOWING CALLS:

N 45° 40' 23" W FOR A DISTANCE OF 49.82 FEET TO A 1/2 INCH IRON ROD FOUND;

N 25° 47' 18" W FOR A DISTANCE OF 50.11 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID REMAINDER OF 0.104 ACRE TRACT AND SAID 0.20 ACRE TRACT;

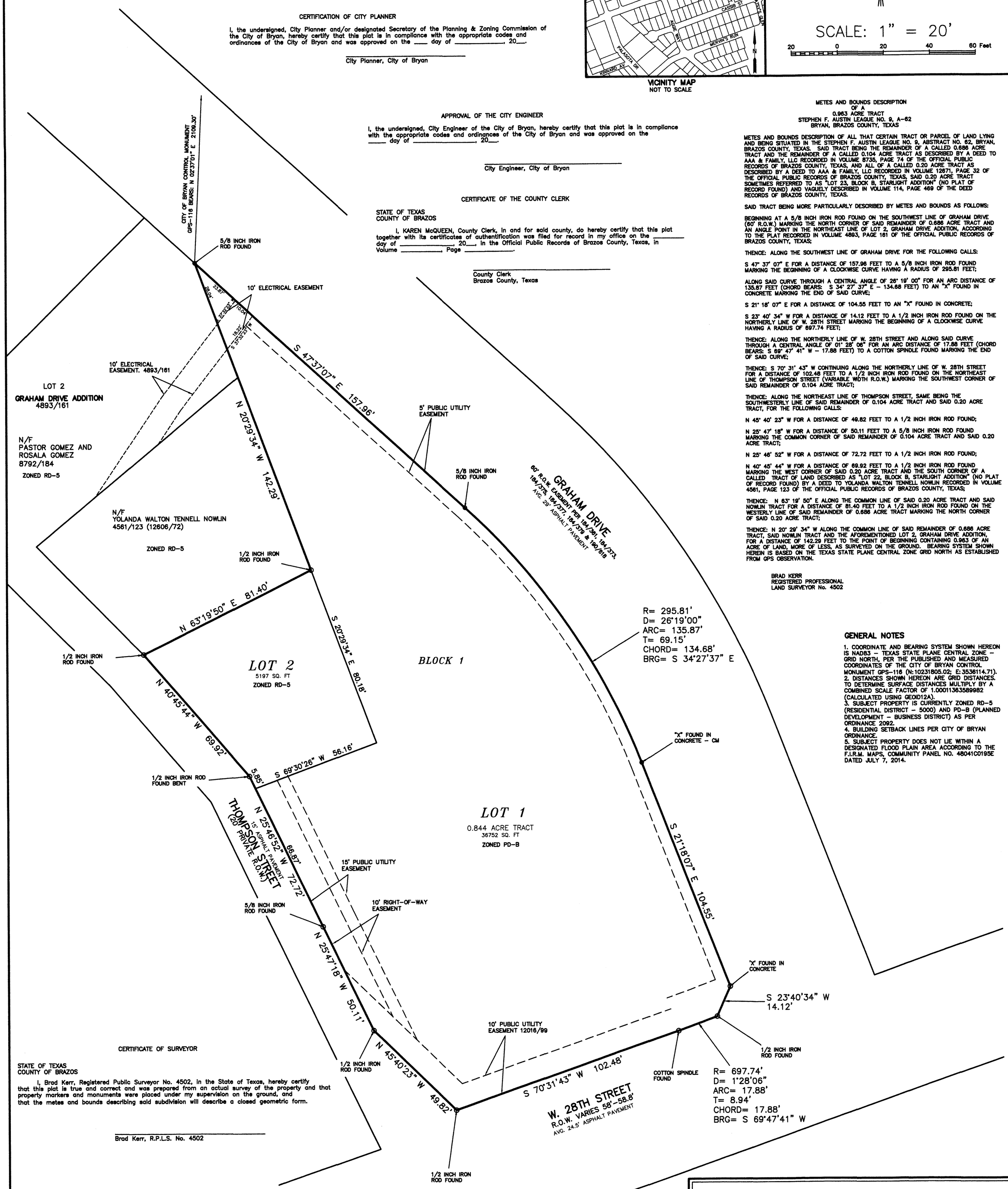
N 25° 46' 52" W FOR A DISTANCE OF 72.72 FEET TO A 1/2 INCH IRON ROD FOUND;

N 40° 45' 44" W FOR A DISTANCE OF 69.92 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 0.20 ACRE TRACT AND THE SOUTH CORNER OF A CALLED TRACT OF LAND DESCRIBED AS "LOT 22, BLOCK B, STARLIGHT ADDITION" (NO PLAT OF RECORD FOUND) BY A DEED TO YOLANDA WALTON TENNELL NOWLIN RECORDED IN VOLUME 4561, PAGE 123 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 63° 19' 50" E ALONG THE COMMON LINE OF SAID 0.20 ACRE TRACT AND SAID NOWLIN TRACT FOR A DISTANCE OF 81.40 FEET TO A 1/2 INCH IRON ROD FOUND ON THE WESTERLY LINE OF SAID REMAINDER OF 0.686 ACRE TRACT MARKING THE NORTH CORNER OF SAID 0.20 ACRE TRACT;

THENCE: N 20° 29' 34" W ALONG THE COMMON LINE OF SAID REMAINDER OF 0.686 ACRE TRACT, SAID NOWLIN TRACT AND THE AFOREMENTIONED LOT 2, GRAHAM DRIVE ADDITION, FOR A DISTANCE OF 142.29 FEET TO THE POINT OF BEGINNING CONTAINING 0.963 OF AN ACRE OF LAND, MORE OF LESS, AS SURVEYED ON THE GROUND. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502



GENERAL NOTES

1. COORDINATE AND BEARING SYSTEM SHOWN HEREON IS NAD83 – TEXAS STATE PLANE CENTRAL ZONE – GRID NORTH, PER THE PUBLISHED AND MEASURED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-116 (N:10231805.02; E:3536114.71).
2. DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011363589982 (CALCULATED USING GEOID12A).
3. SUBJECT PROPERTY IS CURRENTLY ZONED RD-5 (RESIDENTIAL DISTRICT – 5000) AND PD-B (PLANNED DEVELOPMENT – BUSINESS DISTRICT) AS PER ORDINANCE 2092.
4. BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE.
5. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0195E DATED JULY 7, 2014.

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 OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

We, AAA & FAMILY, LLC, owners and developers of the land shown on this plat, being the tract of land as conveyed to us in the Official Records of Brazos County, in Volume 8735 & 12671, Page 74 & 32, 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

CAD NAME: 16-543

FINAL PLAT
OF
LOTS 1 & 2, BLOCK 1
AAA & FAMILY ADDITION
0.963 ACRES, S. F. AUSTIN LEAGUE, A-62
BRYAN, BRAZOS COUNTY, TEXAS

KSC

SCALE: 1 INCH = 20 FEET
SURVEY DATE: AUGUST 2014
PLAT DATE: 07-11-16
REVISED: 08-09-16

AUG 10 2016

OWNER:
AAA & FAMILY, LLC
1520 W. 28TH STREET
BRYAN, TEXAS 77803
PHONE (979) 229-8435

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