



METES AND BOUNDS DESCRIPTION OF A 1.24 ACRE TRACT BEVERLY ESTATES BRYAN, BRAZOS COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 1.24 ACRES, OUT OF THE BEVERLY ESTATES, LOCATED IN BRAZOS COUNTY, TEXAS, ALSO BEING PART OF LOT SIXTY (60), OF THE SAID BEVERLY ESTATES, AS RECORDED IN VOLUME 98, PAGE 420 OF THE BRAZOS COUNTY DEED RECORDS (B.C.D.R.), ALSO BEING PART OF LOT SIXTY (60), CALLED 1.9140 ACRES, 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 1.24 ACRES TRACT, BEING THE SAME TRACT OF LAND, SHOWN ON THE PLAT OF SURVEY, PREPARED BY CARLOMAGNO SURVEYING, AND HAVING THE FILE NAME 16014-DIVIDE.DWG AND 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 ECCCELL ENTERPRISES, LLC (ECCCELL), 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 AN ANGLE POINT OF THIS TRACT;

AROUND A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 18°10'25", AN ARC DISTANCE OF 195.07 FEET, A RADIUS OF 615.00 FEET, AND A CHORD OF NORTH 55°24'16" EAST, A DISTANCE OF 194.25 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR THE NORTH CORNER OF THIS TRACT, ALSO BEING A POINT ALONG THE NORTHWEST LINE OF THE SAID LOT 60, ALSO BEING A POINT ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF THE SAID NORTH ROSEMARY DRIVE;

THENCE SEVERING THE SAID LOT 60, THE FOLLOWING CALLS AND DISTANCES:

SOUTH S1°01'02" EAST, A DISTANCE OF 40.25 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR AN ANGLE POINT OF THIS TRACT;

SOUTH 61°55'26" EAST, A DISTANCE OF 26.86 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR AN ANGLE POINT OF THIS TRACT;

SOUTH 38°02'00" EAST, A DISTANCE OF 29.97 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR AN ANGLE POINT OF THIS TRACT;

SOUTH 25°06'23" EAST, A DISTANCE OF 76.08 FEET TO A 5/8" IRON ROD WITH AN ORANGE PLASTIC CAP MARKED "CARLOMAGNO RPLS 1562" SET FOR AN ANGLE POINT OF THIS TRACT;

SOUTH 22°32'04" EAST, A DISTANCE OF 84.11 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 SOUTHEAST BOUNDARY LINE OF THE SAID LOT 60, ALSO BEING A POINT ALONG THE NORTHWEST BOUNDARY LINE OF A CALLED 1.36 ACRES TRACT, OWNED BY THE BEVERLY ESTATES CORPORATION (BEC), AS RECORDED IN VOLUME 13066, PAGE 184, OF THE B.C.O.R.;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE NORTHWEST BOUNDARY LINE OF THE SAID BEC TRACT, SOUTH 46°18'58" WEST, PASSING THE SAID BEC TRACT AT 148.47 FEET AND CONTINUING ALONG THE COMMON LINE OF THIS TRACT AND THE NORTHWEST BOUNDARY LINE OF A CALLED 2.84 ACRES TRACT, NOW OR FORMERLY OWNED BY PORCELLINO INC., AS RECORDED IN VOLUME 455, PAGE 468, OF THE B.C.D.R., FOR A TOTAL DISTANCE OF 165.36 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 WEST CORNER OF THE SAID ECCCELL TRACT;

THENCE ALONG THE COMMON LINE OF THIS TRACT AND THE NORTHEAST BOUNDARY LINE OF THE SAID ECCCELL TRACT, NORTH 43°22'00" WEST, A DISTANCE OF 276.15 FEET TO THE PLACE OF BEGINNING CONTAINING 1.24 ACRES.

Vicinity Map

Legend

Line Types

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

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	16.01'	S 45° 03' 51" W
L2	42.62'	N 51° 20' 10" W
L3	24.49'	N 62° 25' 48" W
L4	29.97'	N 38° 02' 00" W
L5	76.08'	N 25° 06' 23" W
L6	84.11'	N 22° 32' 04" W
L7	165.36'	S 46° 18' 58" W
L8	276.15'	S 43° 22' 00" E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	195.07'	615.00'	18° 10' 25"	S 55° 24' 16" W	194.25'	98.36'

REZONE

Beverly Estates Subdivision
Portion of Lot 60
 1.24 Acres
 September 2016

Owner:
 White Knight Development, LLC
 P.O. Box 1222
 Fresno, TX 77454

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

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