ORIGINAL PLAT

SCALE: 1" = 30'

Field Notes
Of A
1.078 Acre Tract
Being out of the
J. E. Scott League, A-50
The City of Bryan,
Brazos County, Texas
April 1, 2016

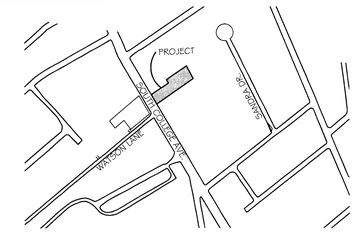
Being all of that certain lot, tract, or parcel of land containing 1.078 acres, lying and being situated in the J. E. Scott League, A-50, in The City of Bryan, Brazos County, Texas and being all of Lots 5 and 6, parts of Lots 7, 8, 9 and 10 of Martin's Addition, an addition to the City of Bryan, Brazos County, Texas, according to the plat recorded in Volume 106 Page 277, and together with a 0.196 acre tract, and being the same tract described as a 25 foot wide strip of roadway noted as "Drive" in the said Martin's Addition. Said 1.078 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at a point along the northeast right of way line of South College Avenue, a city street, and also being the south corner of Lot 6 of the said Martin's Addition, and being the **Point of Beginning** of the herein described 1.078 tract of land.
THENCE N 30°00\00" W, along the northeast right of way line of South College Avenue, a distance of 108.00 feet to a 1/2" iron rod set at a point along the said right of way line of South College Avenue.
THENCE departing the northeast right of way line of South College Avenue, along the common line between Lot 4 and Lot 5, N 60°10\56" E, passing on line at 115.00 feet, a point at the common corner of Lot 4 and Lot 5, then continue across Lots 7 and 8 of said Martin's Addition, in all, a total a distance of 190.86 feet to a 3/8" iron rod found.
THENCE N 29°10'07" W a distance of 24.63 feet to a 1/2" iron rod set.
THENCE N 60°16'29" E a distance of 135.11 feet to a 1/2" iron rod found at the southeast corner of a tract of land described in a deed to Alan D. Raabe, et al recorded in Volume 10700 Page 114. Point also being along the southwest line of a 0.50 acre tract of land described in a deed to Robert Monroe Interests, LLC recorded in Volume 12010 Page 102.
THENCE S 30°26'12" E, along the common line between the said Monroe 0.50 acre tract and the herein described 1.078 acre tract, passing on line, a distance of 131.38 feet a 1/2" iron rod found at the northeast corner of the said 25 foot wide strip of roadway noted as "Drive", in the said Martin's Addition, then in all, a total distance of 157.00 feet to a 1/2" iron rod found at a point along the northwest line of a 1.260 acre tract of land described in a deed to 329, LLC, recorded in Volume 12782 Page 144 and also being the northeast corner of the said 25 foot wide drive.
THENCE along the south line of the 25 foot wide "Drive " tract, also being the common line between the 329, LLC tract and the herein described 1.078 acre tract, S 59 °52\23" W, a distance of 328.67 feet to a 1/2" iron rod found at a point along the northeast right of way line of South College Avenue, and being the west corner of the said 329, LLC tract and also being the south corner of the herein described 1.078 acre tract of land.
Thence along the south right of way line of South College Avenue, N 30° 00'00" W a distance of 26.33 feet to **THE POINT OF BEGINNING** and containing 1.078 acres of land according to a survey performed on December 22, 2015 on the ground, under the supervision of Paul Williams. Registered Professional Land Surveyor No. 5743, in The State of Texas.

Field Notes
of a
Private Drainage Easement (Off-Site)
Being part of
Three Tracts
Out of the
J. E. Scott League, A-50
The City of Bryan, Brazos County, Texas
March 30, 2016

Being a utility easement across three certain lots, tracts, or parcels of land lying and being situated in the J. E. Scott League, A-50, in The City of Bryan, Brazos County, Texas.
Tract One being a 0.450 acre tract, and being parts of Lot 9 and Lot 10 of the Smith Subdivision described in a deed to Syed Hyder recorded in Volume 8341 Page 168.
Tract Two being parts of Lot 9, Lot 10 and Lot 11 of the said Smith Subdivision as described in a deed to Syed N. Hyder recorded in Volume 8859 Page 146.
Track Three being a 0.50 acre tract of land described in a deed to Robert Monroe Interests, LLC, recorded in Volume 12010 Page 102.

Said utility easement being 10.0 feet in width, and being 5.0 feet on each side of a centerline, being more particularly described by metes and bounds as follows:
COMMENCING FOR REFERENCE at a 1/2" iron rod found at the east corner of Lot 10 of Martin's Addition as described in a deed to C. W. Henry recorded in Volume 4090 Page 211, Point also being the northeast corner of a 25 (Twenty Five) foot wide access easement to The City of Bryan as recorded in Martin's Addition in Volume 106 Page 277 of the Deed Records of Brazos County.
THENCE along the east line of Lot 10 and the said Monroe 0.50 acre tract, N 30°26'12" W, a distance of 23.98 feet to the **POINT OF BEGINNING** of the centerline of the herein described 10 foot wide utility easement.
THENCE across the said Monroe 0.50 acre tract three calls:
1.) N 59°33'48" E, a distance of 52.96 feet.
2.) N14°33'48"E a distance of 5.66 feet.
3.) N59°31'59"E a distance of 4.99 feet to a 1/2" iron rod found at the common corner of the Hyder Tract One and Tract Two, of the said Smith Subdivision.
THENCE along the common line between the Hyder Tract One and Tract Two, and the Smith Subdivision, N 66°21'56" E, a distance of 159.12 feet to a 5/8" iron rod found at the common east corner of the two Hyder tracts and being a point along the west right of way line of Sandra Drive in the Smith Subdivision and being the terminus of the herein described utility easement according to a survey performed on March 7, 2016 on the ground, under the supervision of Paul Williams, Registered Professional Land Surveyor No. 5743, in The State of Texas.



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

1. THE LAND IS CURRENTLY ZONED SOUTH COLLEGE BUSINESS DISTRICT (SC B).
2. THE PROJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: MAP NUMBER 48041C0215F, EFFECTIVE DATE APRIL 2, 2014.
3. LOT SUBDIVISION & BUILDING SET BACK LINES SHALL CONFORM TO THE STANDARDS SET FORTH IN CITY OF BRYAN ZONING ORDINANCE AND SITE DEVELOPMENT REVIEW ORDINANCE.
4. UNLESS NOTED OTHERWISE, ALL LOT CORNERS SHALL BE MARKED WITH 1/2" IRON RODS WITH CAPS.
5. THE PRIVATE SHARED ACCESS EASEMENT SHOWN ON THIS PLAT HEREBY PROVIDES SHARED ACCESS AND PARKING TO THIS PROPERTY AND ALSO SHALL PROVIDE A PERMANENT PRIVATE CROSS ACCESS EASEMENT TO LOT 7, BLOCK 7 OF MARTINS SUBDIVISION.
6. BASIS OF BEARINGS NAD-27, STATE PLANE COORDINATES, TEXAS CENTRAL ZONE BASED ON 3 CITY OF BRYAN MONUMENTS, GPS-50, GPS-51 AND GPS-52.
7. THE 0.196 ACRE PUBLIC RIGHT-OF-WAY SHOWN ON THIS PLAT DOCUMENT WAS ABANDONED BY THE BRYAN CITY COUNCIL ON _____, 2016 WITH ORDINANCE # _____

LEGEND

	PROPERTY LINES
	LOT LINES
	R.O.W. LINES
	EASEMENT LINE
P.U.E.	PUBLIC UTILITY EASEMENT

CERTIFICATION OF OWNERSHIP & DEDICATION:
(THE STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, (We), _____, the owner(s) and developer(s) of the land shown on this plat, being (part of) the tract of land as conveyed to me (us, it) in the Deed Records of Brazos County in Volume _____, Page _____, 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

NOTARY PUBLIC CERTIFICATION
(THE 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, Brazos County, Texas

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, Bryan , Texas

APPROVAL OF THE PLANNING & ZONING COMMISSION:

I, _____, 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 same was duly approved on the _____ day of _____, 20___ by said Commission.

_____
Chairman, Planning & Zoning Commission
Bryan, Texas

CERTIFICATION BY THE COUNTY CLERK:
(THE 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

APPROVAL OF THE CITY PLANNER:

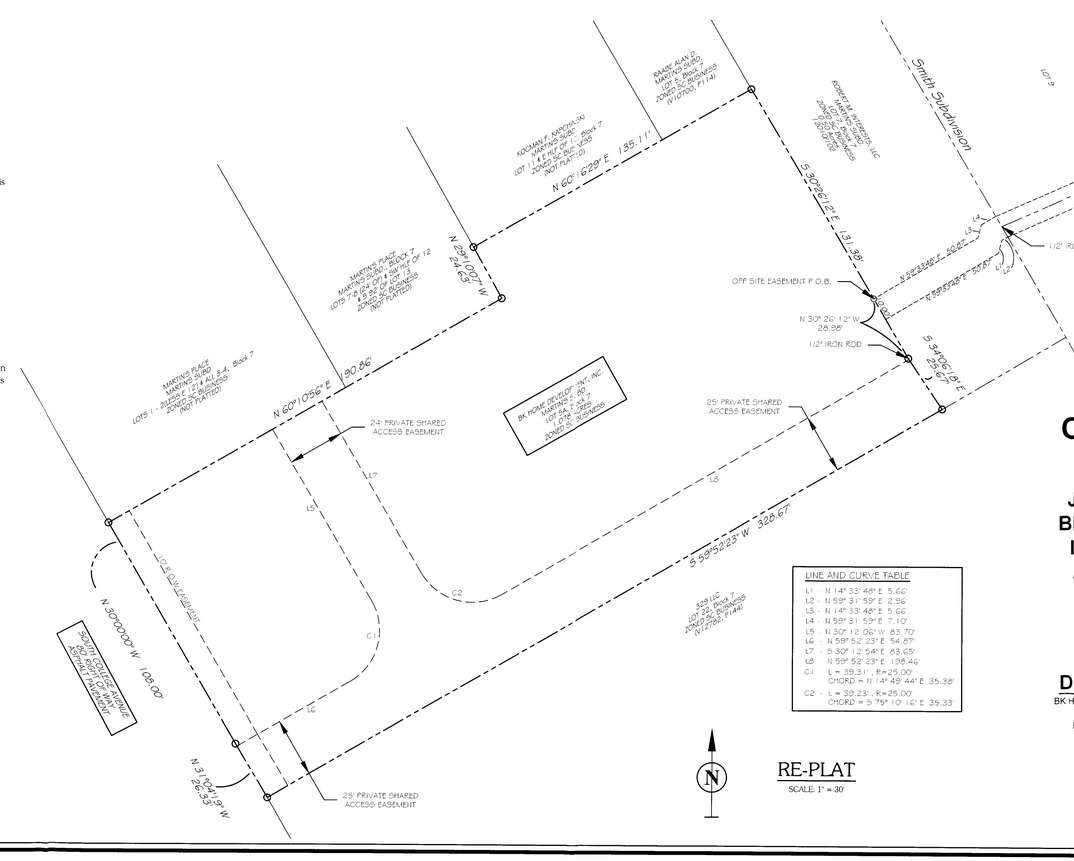
I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____day of _____, 20___.

_____
City Planner, Bryan , Texas

CERTIFICATION OF THE SURVEYOR
(THE STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, _____, Registered Public Surveyor No. _____ 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.

_____
Registered Public Land Surveyor



LINE AND CURVE TABLE	
L1 -	N 14° 33' 48" E 5.66'
L2 -	N 59° 31' 59" E 2.96'
L3 -	N 14° 33' 48" E 5.66'
L4 -	N 59° 31' 59" E 7.10'
L5 -	N 30° 12' 06" W 83.70'
L6 -	N 59° 52' 23" E 54.87'
L7 -	S 30° 12' 54" E 83.65'
L8 -	N 59° 52' 23" E 198.46'
C1	L = 39.31', R=25.00' CHORD = N 14° 49' 44" E 35.38'
C2 -	L = 39.23', R=25.00' CHORD = S 75° 10' 16" E 35.33'

RE-PLAT

SCALE: 1" = 30'

FINAL PLAT

OF LOT 5A IN BLOCK 7 OF MARTIN'S SUBDIVISION 1.078 ACRES

J.E. SCOTT LEAGUE - ABSTRACT NO. 50 BEING A REPLAT OF LOTS 5 THROUGH 10 IN BLOCK 7 OF MARTIN'S SUBDIVISION AND 0.196 ACRES OF AN ABANDONED, UNNAMED PUBLIC RIGHT-OF-WAY BRYAN, BRAZOS COUNTY, TEXAS APRIL 12, 2016

DEVELOPER
BK HOME DEVELOPMENT, INC.
PO BOX 390
MOODY, TEXAS 76557
254-721-6179

SURVEYOR
PAUL WILLIAMS SURVEYING COMPANY
1851 BRIARCREST DRIVE
BRYAN, TEXAS 77802
(979) 779-7670

GATTISENGINEERING
ENGINEERS + CONSULTANTS
FIRM #F-7698 * P.O. Box 13461 * College Station, Texas 77841 * (979) 575-5022
INFO@GATTISENGINEERING.COM

SHEET 1 OF 1
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