

APPROVAL OF PLANNING AND ZONING COMMISSION
 I, Robb C. Lewis, 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 on the 19th day of July, 2016, and same was duly approved on the 19th day of July, 2016.

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 19th day of July, 2016.

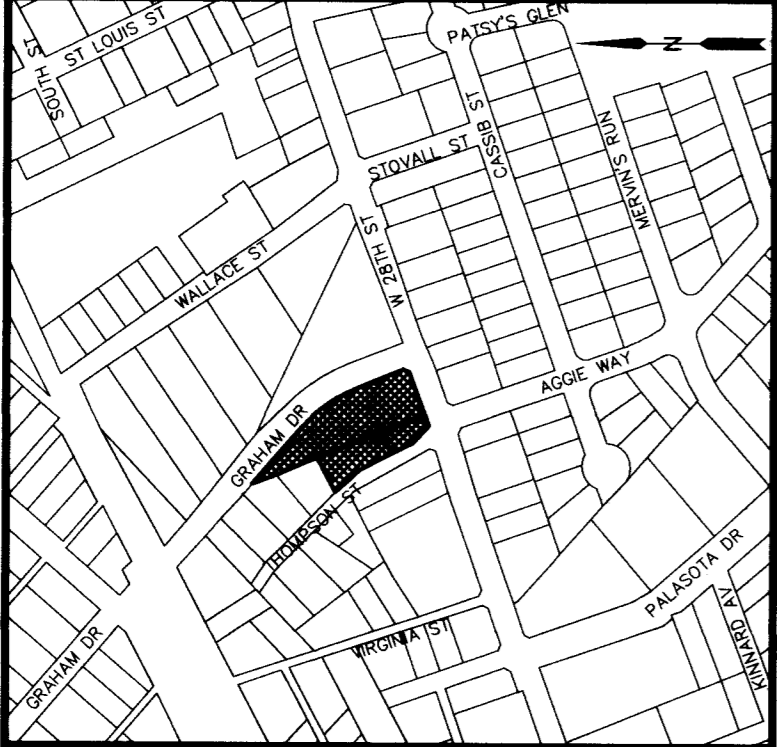
APPROVAL OF THE CITY ENGINEER
 I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 19th day of July, 2016.

Paul Kegan
 City Engineer, City of Bryan

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
 COUNTY OF BRAZOS
 I, KAREN McQUEEN, together with its certificate docket, Volume _____ Page _____
 Filed for Record
 Official Public Records Of:
 Brazos County Clerk
 On: 07/19/2016 08:22 AM
 In the Public Records
 Doc Number: 2016-1337332
 Volume: Page: 1
 Amount: 73.00
 Order#: 2016080700024
 By: MD

Karen McQueen
 City Clerk



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

METES AND BOUNDS DESCRIPTION
 0.963 ACRE TRACT
 STEPHEN F. AUSTIN LEAGUE NO. 9, A-82
 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 16, T21N, R12E, BRAZOS COUNTY, TEXAS. SAID TRACT BEING THE REMAINDER OF A CERTAIN TRACT OF LAND, TRACT AND THE REMAINDER OF A CALLED 0.104 ACRE TRACT AS DESCRIBED BY A DEED TO RECORD IN VOLUME 4883, PAGE 161 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 12671, PAGE 32 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND SOMETIMES REFERRED TO AS LOT 23, BLOCK B, STARLIGHT ADDITION (NO PLAT OF 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 CORNER OF GRAHAM DRIVE, AN ANGLE POINT IN THE NORTHEAST LINE OF LOT 2, GRAHAM DRIVE, ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 4883, 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 134.68 FEET TO A 5/8 INCH IRON ROD FOUND 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 WESTER LINE OF SAID REMAINDER OF 0.104 ACRE TRACT AND SAID 0.20 ACRE TRACT;

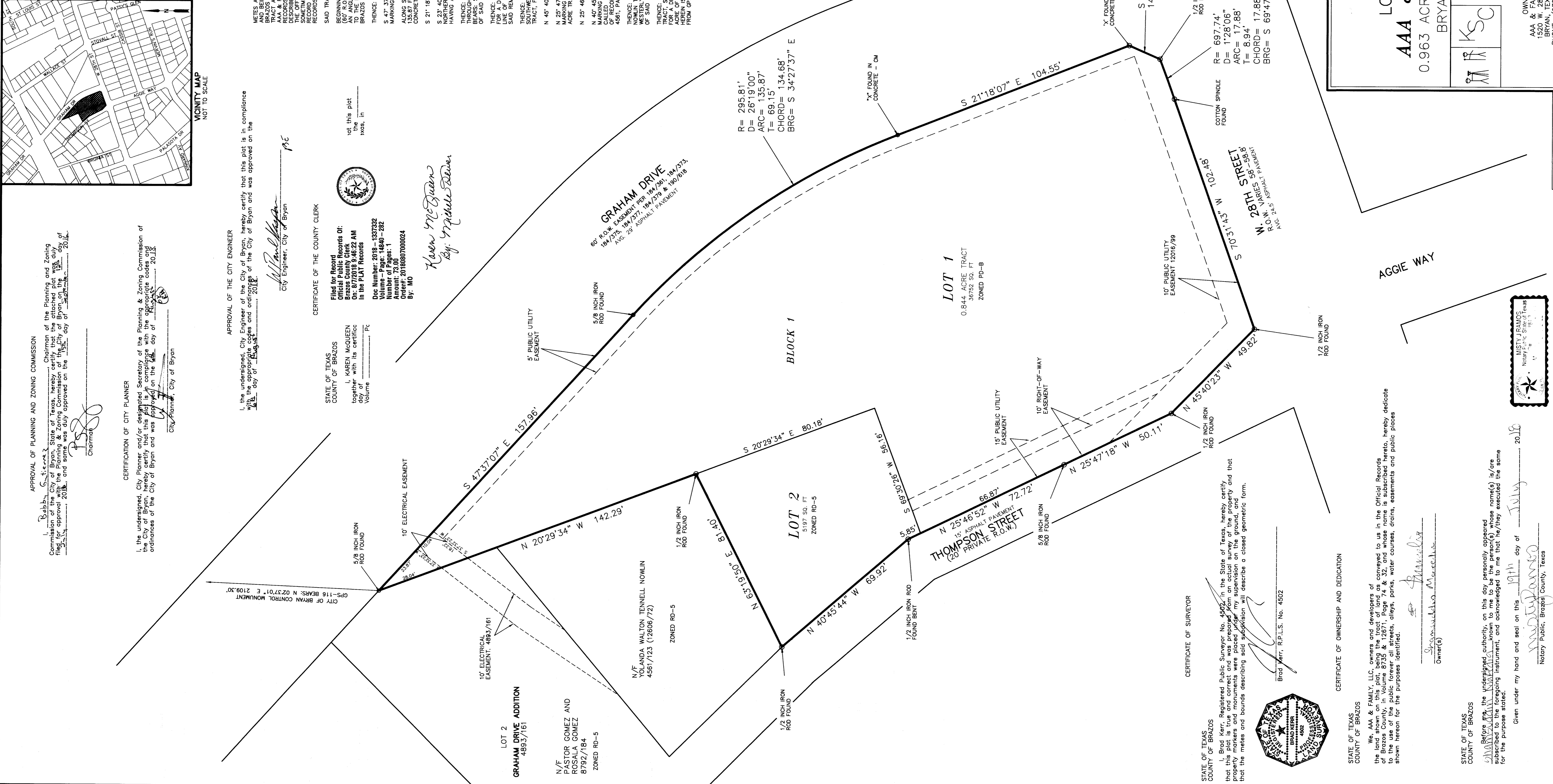
N 45° 40' 23" W FOR A DISTANCE OF 49.82 FEET TO A 1/2 INCH IRON ROD FOUND; N 25° 48' 52" W FOR A DISTANCE OF 72.72 FEET TO A 1/2 INCH IRON ROD FOUND; N 60° 45' 14" W FOR A DISTANCE OF 59.92 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 0.20 ACRE TRACT AND THE SOUTH CORNER OF A CALLED TRACT OF LAND DESCRIBED AS "LOT 22, BLOCK B, STARLIGHT ADDITION" (NO PLAT OF RECORDS OF BRAZOS COUNTY, TEXAS);

THENCE: N 83° 10' 50" E ALONG THE COMMON LINE OF SAID 0.20 ACRE TRACT AND SAID NOLIN TRACT FOR A DISTANCE OF 95.40 FEET TO A 1/2 INCH IRON ROD FOUND ON THE WESTER LINE OF SAID REMAINDER OF 0.886 ACRE TRACT MARKING THE NORTH CORNER OF SAID 0.20 ACRE TRACT;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 0.886 ACRE TRACT AND SAID NOLIN TRACT FOR A DISTANCE OF 142.28 FEET TO THE POINT OF BEGINNING CONTAINING 0.963 OF AN ACRE TRACT OF SAID REMAINDER OF 0.886 ACRE TRACT BEING THE POINT OF BEGINNING HEREIN IS BASED ON THE TEXAS STATE PLANE CENTRAL AZIMUTH GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR PROFESSIONAL LAND SURVEYOR NO. 4502

GENERAL NOTES
 1. COORDINATE AND BEARING SYSTEM SHOWN HEREON IS THE TEXAS STATE PLANE CENTRAL AZIMUTH GRID NORTH, PER THE PUBLISHED AND MEASURED COORDINATES OF THE CITY OF BRYAN CONTROL POINT 118 (NAD 83) (430060.02, E: 353514.71).
 2. MONUMENTS ARE TO BE PLACED AT THE CORNERS AND ALONG THE BOUNDARIES TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0001336398982.
 3. SUBJECT PROPERTY IS CURRENTLY ZONED RD-5 (RESIDENTIAL DISTRICT - 5000) AND PD-B (PLANNED DEVELOPMENT - BUSINESS DISTRICT) AS PER THE CITY OF BRYAN ORDINANCE.
 4. BUILDING SETBACK LINES PER CITY OF BRYAN ORDINANCE.
 5. DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 4804100195E DATED JULY 7, 2014.



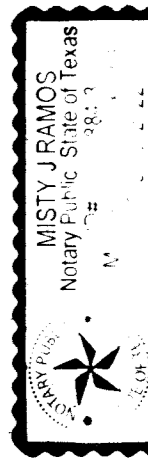
FINAL PLAT
 OF
LOTS 1 & 2, BLOCK 1
AAA & FAMILY ADDITION
 0.963 ACRES, S. F. AUSTIN LEAGUE, A-62
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 20 FEET
 SURVEY DATE: AUGUST 2014
 PLAT DATE: 07-11-16
 REVISED: 08-23-16

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

SURVEYOR:
 KERR SURVEYING, LLC
 1520 W. 28TH STREET
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195

CAD NAME: 16-543



Given under my hand and seal on this 19th day of July, 2016.
Paul Kegan
 Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION
 We, AAA & FAMILY, LLC, owners and developers of the above described property, hereby certify that we have dedicated the above described property to the use of the public forever for streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes identified.

CERTIFICATE OF SURVEYOR
 I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat, together with the accompanying instrument, was prepared by me or under my supervision and that the metes and bounds describing said subdivision will describe a closed geometric form.

