

METES AND BOUNDS DESCRIPTION OF A 2.056 ACRE TRACT BEING ALL OF LOTS 8 AND 9, BLOCK 2, AUSTIN'S ESTATES PHASE 6, JOHN AUSTIN LEAGUE, A-2 BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF A 2.056 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING ALL OF LOTS 8 AND 9, BLOCK 2, AUSTIN'S ESTATES PHASE 6, AS SHOWN ON THE PLAT RECORDED IN VOLUME 14810, PAGE 89 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (O.P.R.B.C.T.).

SAID 2.056 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD WITH CAP STAMPED 'SM KLING RPLS 2003' FOUND ON THE SOUTHEAST LINE OF A CALLED 112 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO LUKE RIZZO RECORDED IN VOLUME 118, PAGE 575 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS (D.R.B.C.T.) MARKING THE NORTH CORNER OF SAID LOT 8 AND THE WEST CORNER OF LOT 6, BLOCK 3, AUSTIN'S ESTATES PHASE FOUR B, AS SHOWN ON THE PLAT RECORDED IN VOLUME 7912, PAGE 22 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT SWG A-53-W (Y:10242882.810, X:3554386.822) AND AS ESTABLISHED BY GPS OBSERVATION, DISTANCES SHOWN HEREIN ARE GRID DISTANCES UNLESS OTHERWISE NOTED, AREAS DESCRIBED HEREIN AS MEASURED ARE CALCULATED FROM GRID DISTANCES, TO DETERMINE SURFACE DISTANCES, NOT SURFACE AREAS, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000107044899 [CALCULATED USING GEOID12B].

THENCE: S 24° 57' 09" E ALONG THE COMMON LINE OF SAID BLOCKS 2 AND 3, AT 148.61 FEET PASS A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE COMMON CORNER OF SAID LOTS 8 AND 9, CONTINUE FOR A TOTAL DISTANCE OF 297.21 FEET (PLAT CALL AND MEASURED, 14810/89 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET ON THE SOUTHWEST LINE OF LOT 8 OF SAID BLOCK 3 MARKING THE EAST CORNER OF SAID LOT 9 AND THE NORTH CORNER OF LOT 10 OF SAID BLOCK 2, FOR REFERENCE THE CITY OF BRYAN CONTROL MONUMENT GPS-124 BEARS: N 72° 48' 37" E A DISTANCE OF 2,247.55 FEET;

THENCE: S 48° 57' 34" W ALONG THE COMMON LINE OF SAID LOTS 9 AND 10 FOR A DISTANCE OF 334.90 FEET (PLAT CALL AND MEASURED, 14810/89 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE NORTHEAST LINE OF THORNBERRY DRIVE (80' R.O.W., 14810/89 O.P.R.B.C.T.) MARKING THE COMMON CORNER OF SAID LOTS 9 AND 10;

THENCE: N 26° 31' 08" W ALONG THE NORTHEAST LINE OF THORNBERRY DRIVE, AT 125.62 FEET PASS A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND MARKING THE COMMON CORNER OF LOTS 8 AND 9 OF SAID BLOCK 2, CONTINUE FOR A TOTAL DISTANCE OF 251.24 FEET (PLAT CALL AND MEASURED, 14810/89 O.P.R.B.C.T.) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' FOUND ON THE SOUTHWEST LINE OF SAID 112 ACRE TRACT MARKING THE NORTH CORNER OF THORNBERRY DRIVE AND THE WEST CORNER OF SAID LOT 8, BLOCK 2;

THENCE: N 42° 08' 30" E ALONG THE SOUTHWEST LINE OF SAID 112 ACRE TRACT AND THE NORTHWEST LINE OF SAID LOT 8, BLOCK 2, FOR A DISTANCE OF 356.79 FEET (DEED CALL AND MEASURED, 14810/89 O.P.R.B.C.T.) TO THE POINT OF BEGINNING CONTAINING 2.056 ACRES OF LAND AS MEASURED BY GRID DISTANCES, MORE OR LESS, AS SURVEYED ON THE GROUND MAY 2020.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS We, Robert Pierce & Amber Aguirre, owners of the 1.034 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 14810, Page 89, and designated herein as Austin's Estates PH 6 Block 2, Lot 8R, 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.

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared, Robert Pierce, & Amber Aguirre, 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 14th day of August, 2020.

Alexis C Porter Notary Public, Brazos County, Texas My Commission Exp. 03-02-2024

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS COUNTY OF BRAZOS I, Greg Court, Managing Partner of Court & Son Construction Inc., owner of the 1.022 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 14810, Page 89, and designated herein as Austin's Estates PH 6 Block 2, Lot 9R, 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.

STATE OF TEXAS COUNTY OF BRAZOS Before me, the undersigned authority, on this day personally appeared, Greg Court, 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 3rd day of August, 2020.

Alexis C Porter Notary Public, Brazos County, Texas My Commission Exp. 03-02-2024

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS I, Brad Kerr, Registered Professional Land 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 the property markers and monuments were placed under my supervision on the ground, and that the metes and bound describing said subdivision will describe a closed geometric form.

APPROVAL OF THE CITY PLANNER

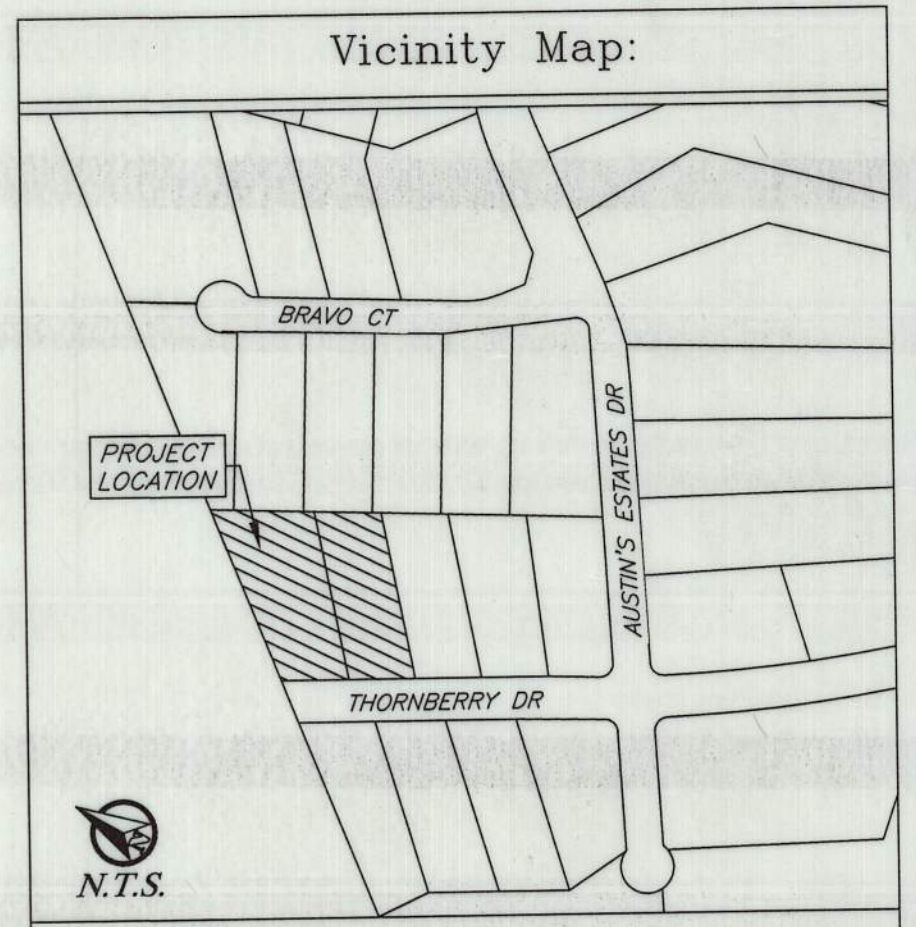
I, Martin Zimmermann, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 14th day of August, 2020.

APPROVAL OF THE CITY ENGINEER

I, W. Halligan, 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 14th day of August, 2020.

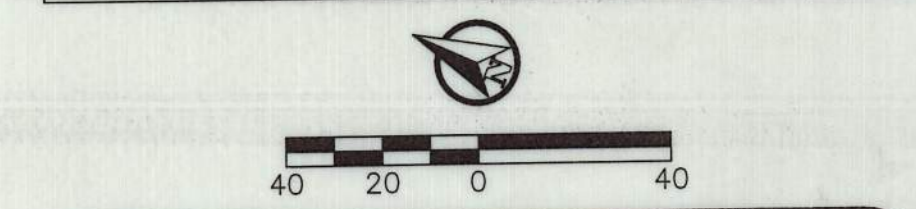
Filed for Record Official Public Records Of: Brazos County Clerk On: 9/2/2020 3:56:55 PM In the PLAT Records Doc Number: 2020-1404616 Volume - Page: 16336-68 Number of Pages: 1 Amount: 73.00 Ord. #: 20200902000133 By: MG

Karen McSweeney County Clerk, Brazos County, Texas



General Notes:

- 1. Coordinates and Bearing System shown hereon are NAD83 (Texas State Plane Central Zone grid North) based on the published coordinates of the city of Bryan Control monument SWG-A-53-W (Y:10242882.810; X:3554386.822) and as established from GPS observation.
2. Distances shown hereon are grid distances unless otherwise noted. To obtain surface distances multiply by a combined scale factor of 1.000107044899 (Calculated Using GEOID12B).
3. 1/2" Iron rods with Yellow plastic cap stamped 'KERR 4502' will be set at all exterior corners unless otherwise noted.
4. This tract does not lie within a designated 100-YR Floodplain according to the FEMA Maps, Panel No. 48041C0205F, effective April 2, 2014.
5. All utilities shown hereon are approximate locations.
6. This property is Zoned (RD-7), Residential 7000 District.
7. The topography shown is from GIS Data.
8. The following Easements apply to this property.
• Blanket easement to City of Bryan, 98/289
9. The Common Property line has been Amended so that the entirety of the driveway for Lot 8R is Contained within the lot.



FINAL PLAT Austin Estates Ph.6 Lots 8R & 9R Being an Amending Plat of Austin Estates Ph.6 Block 2, Lots 8 & 9 ~2.056 Acres Brazos County, Texas June 2020. Includes owner information for Robert Pierce & Amber Aguirre and Court & Son Construction Inc., and surveyor information for J4 Engineering.