

FIELD NOTES OF A
6.50 ACRE TRACT OUT OF THE
STEPHEN F. AUSTIN LEAGUE No. 9, A-62
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

Being all of that certain tract, or parcel of land containing 6.50 acres, being out of the Stephen F. Austin League No. 9, A-62, in the City of Bryan, Brazos County, Texas. Said 6.50 acres being that some tract of land described in a deed to Boys & Girls Club of Brazos Valley, recorded in Volume 9543 Page 183 in the Official Records of Brazos County, Texas.

Said 6.50 acre tract of land being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2" iron rod found being the northwest corner of the Rhodes Subdivision, recorded in Volume 191 Page 394. Point being an interior corner of the herein described 6.50 acre tract.

THENCE along the common line between the Rhodes Subdivision and the herein described 6.50 acre tract, S 44°37'00" E, a distance of 275.00 feet, to a 1/2" iron rod set at a point along the north right of way line of Beck Street, a city street.

THENCE along the north right of way line of Beck Street, S 44°59'22" W, a distance of 126.17 feet to a 1/2" iron rod set.

THENCE departing the north right of way line of Beck Street, N 44°56'00" W, passing on line at 15.00 feet the southeast corner of the Spies Addition, Block 1, Lot 1, recorded in Volume 526 Page 219, then continue, in all, a total distance of 275.00 feet to a 1/2" iron rod set at the northeast corner of the Spies Addition.

THENCE continue along the north line of the Spies Addition, S 45°08'00" W, a distance of 140.00 feet to a 5/8" iron rod found at the common corner of the Spies Addition, Block 1, Lot 2, recorded in Volume 1622 Page 227, and also being the north corner of a 0.1043 acre tract of land described in a deed to Debra Hightower recorded in Volume 7788 Page 223.

THENCE along the common line between the Hightower 0.1043 acre and the herein described 6.50 acre tract, S 44°41'44" W, a distance of 174.22 feet to a 1/2" iron rod set at the northwest corner of a 0.7957 acre tract of land described in a deed to Yolanda Ramirez, et al recorded in Volume 14186 Page 125.

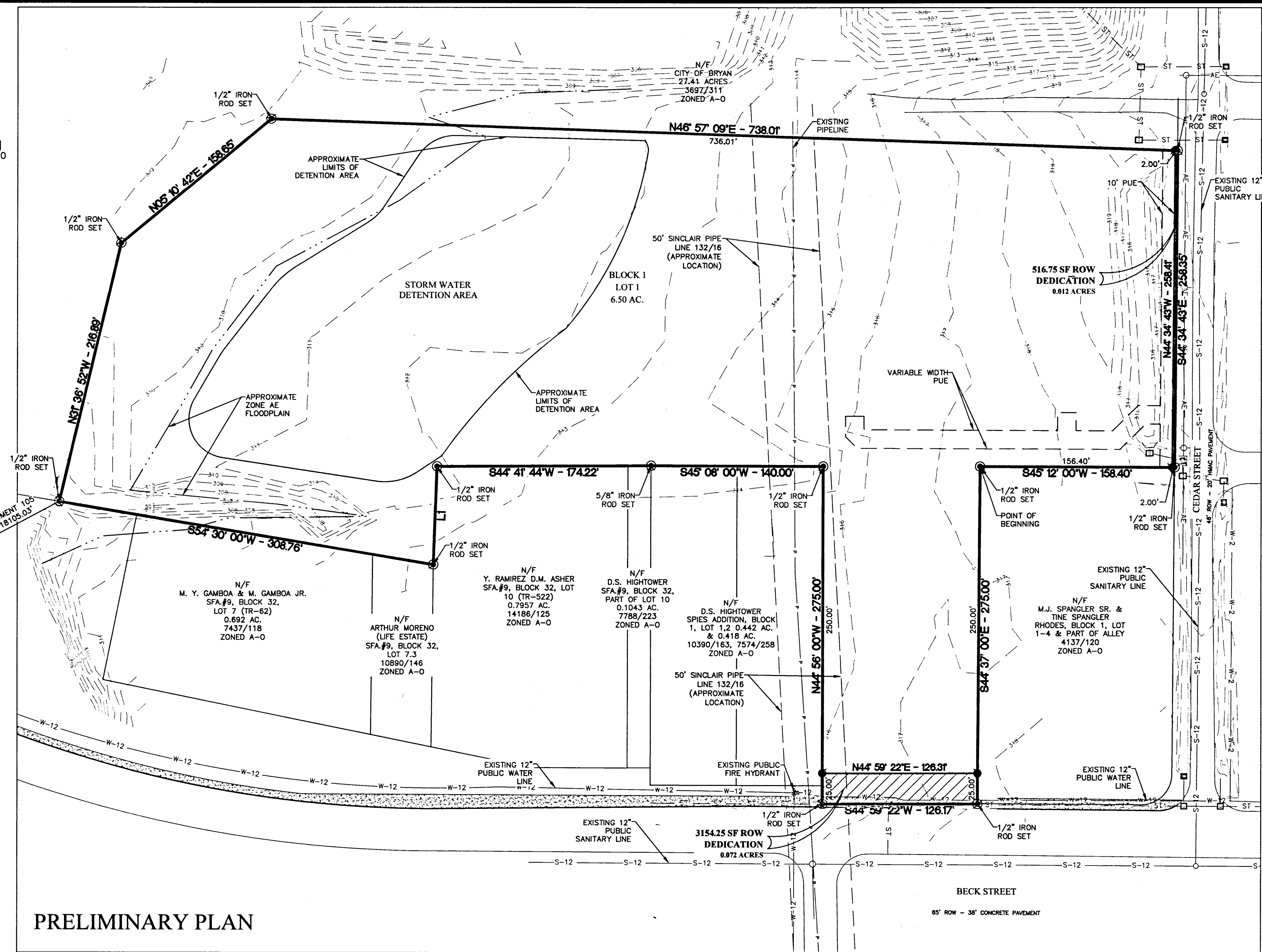
THENCE continue along the Ramirez 0.7957 acre tract, S 42°54'49" E, a distance of 80.06 feet to a 1/2" iron rod set at the northeast corner of a 0.1567 acre tract of land described in a deed to Arthur Moreno, recorded in Volume 10890 Page 146.

THENCE along the common line between the Moreno 0.1567 acre tract and the herein described 6.50 acre tract, S 54°30'00" W, passing online the north line of a 0.692 acre tract of land described in a deed to Mary Yolanda Gamboa, et al recorded in Volume 7437 Page 116, then continue, in all, a total distance of 308.76 feet to a 1/2" iron rod set at a south corner of a 27.41 acre tract of land described in a deed to The City of Bryan recorded in Volume 3697 Page 311.

THENCE along the common line between the City of Bryan 27.41 acre tract and the herein described 6.50 acre tract, three calls:
N 31°38'52" W, a distance of 216.89 feet to a 1/2" iron rod set.
N 05°10'42" E, a distance of 158.65 feet to a 1/2" iron rod set.
N 46°57'09" E, a distance of 738.01 feet to a 1/2" iron rod set at the common corner with the City of Bryan 27.41 acre tract, and being a point along the west right of way line of Cedar Street, a city street.

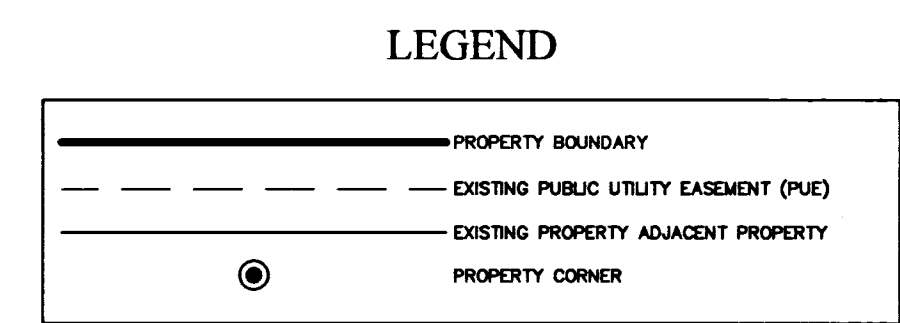
THENCE along the west right of way line of Cedar Street, and the east line of the herein described 6.50 acre tract, S 44°34'43" E, a distance of 258.35 feet to a 1/2" iron rod set at the northeast corner of the said Rhodes Subdivision.

THENCE departing the west right of way line of Cedar Street, S 45°12'00" W, along the north line, of the Rhodes Subdivision, a distance of 158.40 feet to THE POINT OF BEGINNING and containing 6.50 acres of land according to a survey performed on the ground under the supervision of Paul Williams Registered Professional Land Surveyor No. 5743, on August 16, 2019.



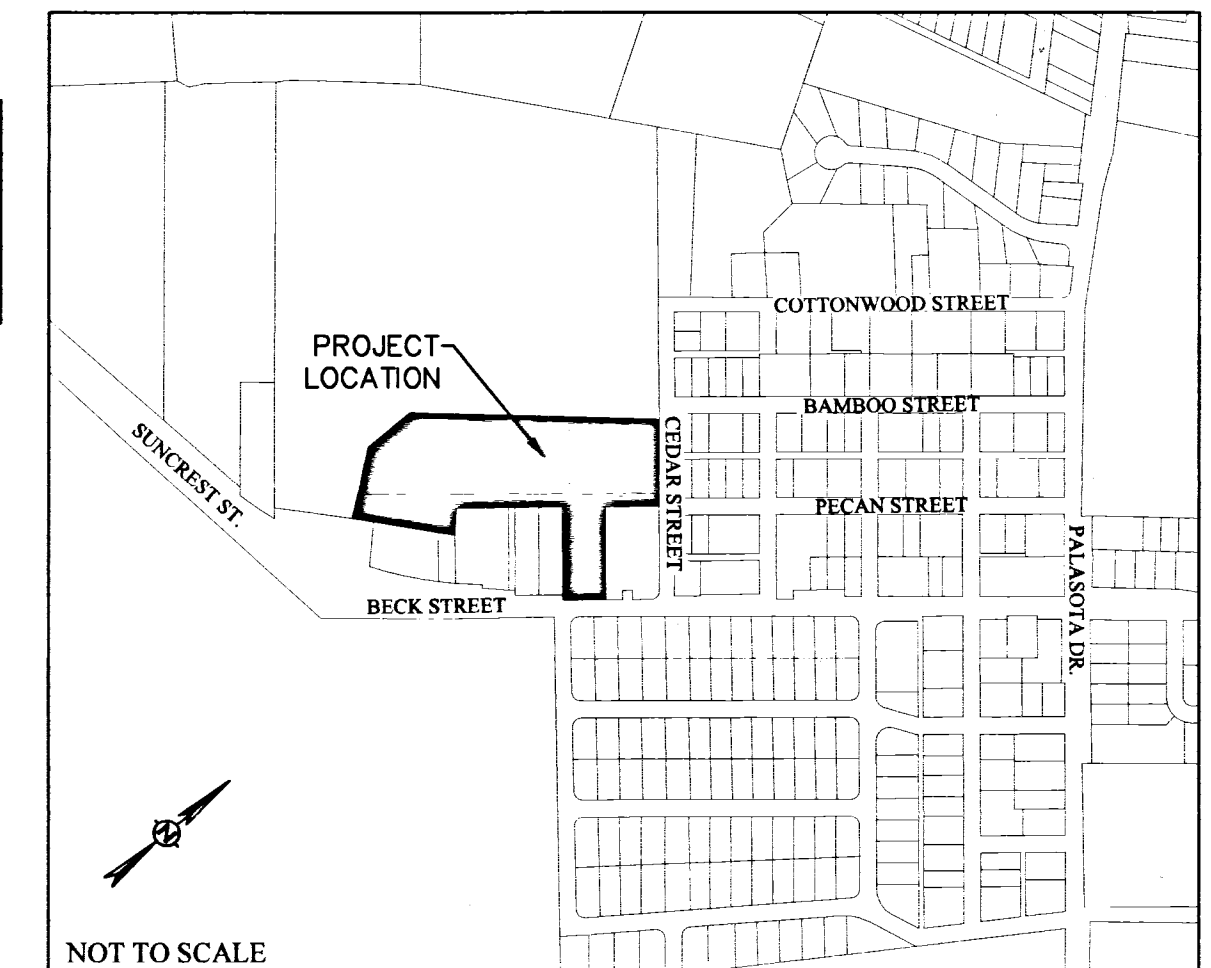
PRELIMINARY PLAN

- NOTES:
- NORTH ORIENTATION IS BASED ON ROTATING TO PLAT CALLS IN 9543/163.
 - A PORTION OF THE SUBJECT TRACT DOES LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. MAP NO. 48041C0195E, EFFECTIVE DATE: 05/16/2012.
 - THE FOLLOWING EASEMENT APPEAR TO EFFECT THE PARENT TRACT OF THIS PROPERTY, HOWEVER NO ABOVE GROUND EVIDENCE WAS LOCATED ON THIS SURVEY:
- FROM L.B. WALLACE TO THE CITY OF BRYAN IN 732/571
 - THE OWNER OF THE PROPERTY IS BOYS & GIRLS CLUB OF BRAZOS VALLEY.
 - ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
 - THE PROPERTY IS ZONED (A-O) AGRICULTURAL OPEN DISTRICT.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	80.06'	S42° 54' 49"E

VICINITY MAP



**NOT FOR RECORD
PRELIMINARY PLAN
AND FINAL PLAT
BOYS & GIRLS CLUB OF
BRAZOS VALLEY
SUBDIVISION**

6.50 ACRES
STEPHEN F. AUSTIN LEAGUE No.9, A-62
BRYAN, BRAZOS COUNTY, TEXAS

1 LOT
BLOCK 1, LOT 1
SCALE 1" = 50'
DECEMBER 2019

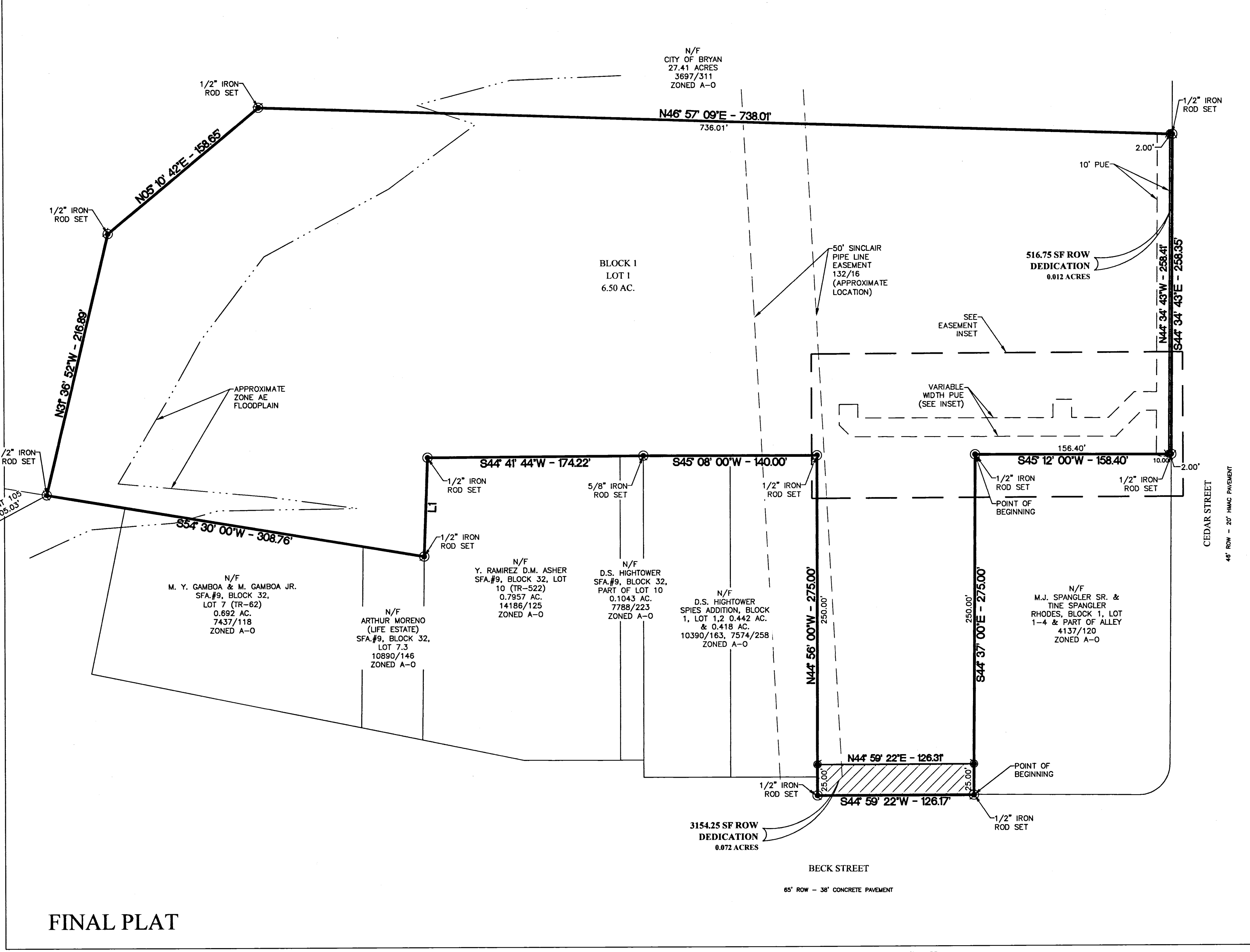
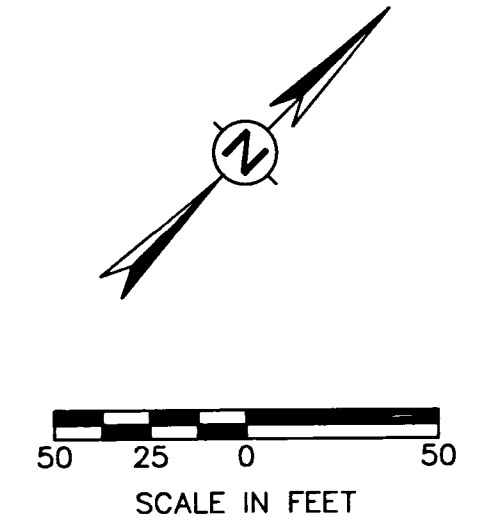
OWNER/DEVELOPER:
BOYS & GIRLS CLUB OF
BRAZOS VALLEY
PO BOX 524
Bryan, TX 77806
(979)450-0753

SURVEYOR:
PAUL WILLIAMS LAND
SURVEYING CO.
R.P.L.S. No.5743
Firm No. 10014300
1851 Briarcrest
Bryan, TX 77802
(979) 779-7670

ENGINEER:

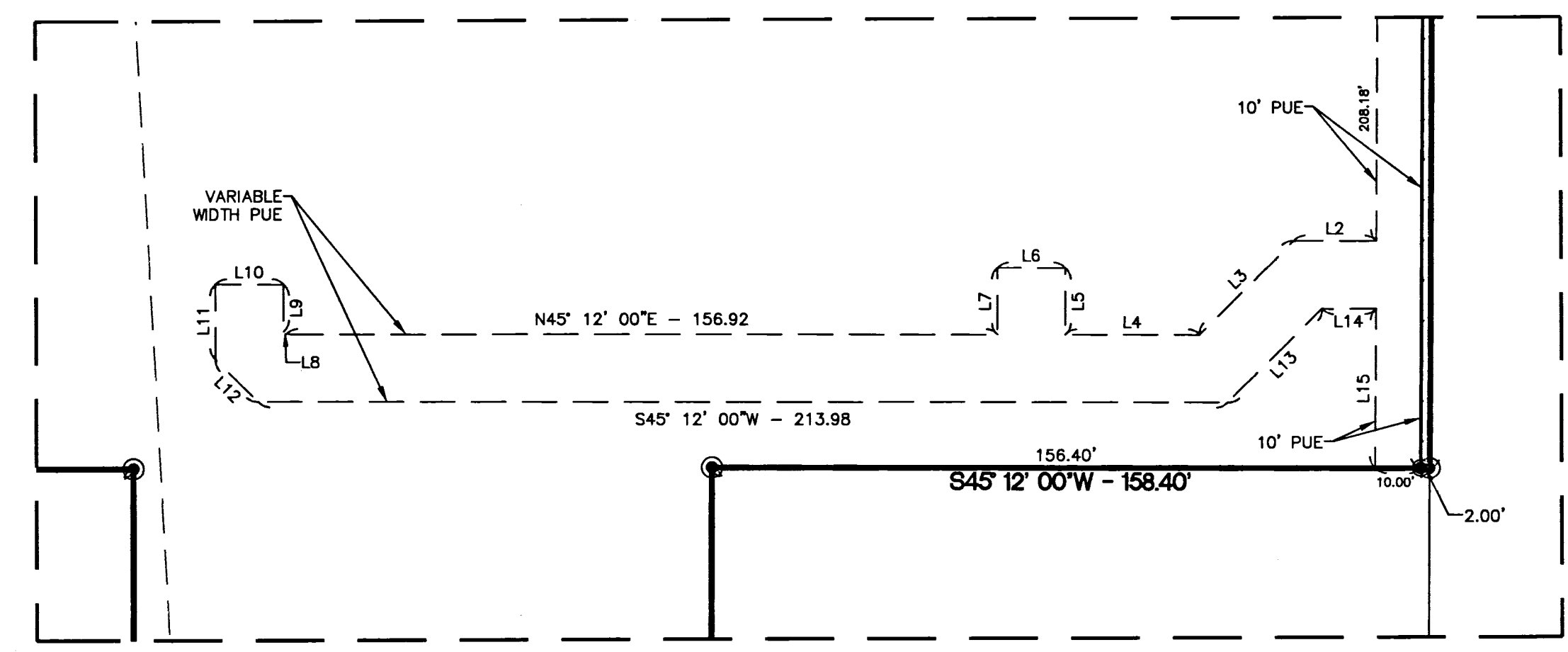
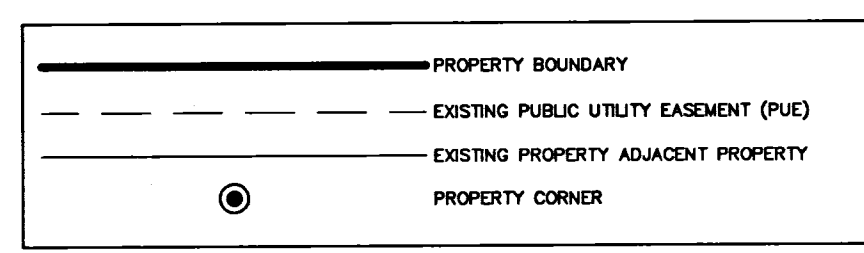
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840

(979) 764-3900
SHEET 1 OF 2



FINAL PLAT

LEGEND



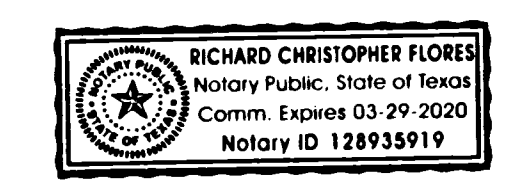
EASEMENT INSET
1" = 30'

LINE #	LENGTH	DIRECTION
L1	80.06'	S42° 54' 49"E
L2	18.21'	N45° 12' 00"E
L3	29.37'	N0° 12' 00"E
L4	29.65'	N45° 12' 00"E
L5	14.76'	S44° 53' 20"E
L6	15.00'	N45° 06' 40"E
L7	14.74'	N44° 53' 20"W
L8	0.89'	S89° 54' 19"E
L9	10.40'	S45° 00' 38"E
L10	15.00'	N44° 59' 22"E
L11	16.60'	N45° 00' 38"W
L12	13.28'	N89° 54' 19"W
L13	29.37'	S0° 12' 00"W
L14	11.94'	S45° 12' 00"W
L15	35.23'	N44° 34' 43"W

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
I, TIFFANY S. PARKER, 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 Deeds Records of Brazos County in Volume 9543, Page 163, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places hereon shown for the purpose identified.
TIFFANY S. PARKER, CEO.
BOYS & GIRLS CLUBS OF THE BRAZOS VALLEY

STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared TIFFANY PARKER known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purpose stated.
Given under my hand and seal on this 4th day of DECEMBER, 2019.



Richard Flores
Notary Public, Brazos County, Texas

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS
I, Paul Williams, Registered Professional Land Surveyor No. 5743, 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 bounds describing said subdivision will describe a closed geometric form.
Paul Williams
R.P.L.S. No. 5743



Filed for Record
Official Public Records Of:
Brazos County Clerk
On: 12/17/2019 3:15:15 PM
In the P.I.A.T. records
Doc Number: 2019-1380595
Volume - Page: 15751-30
Number of Pages: 2
Amount: 73.00
Order# 20191217000125
By: TJ



I, Sharon Y. Green, County Clerk, Brazos County, Texas, do hereby certify that this plat is filed for record in the Official Records.
Sharon Y. Green
County Clerk, Brazos County, Texas

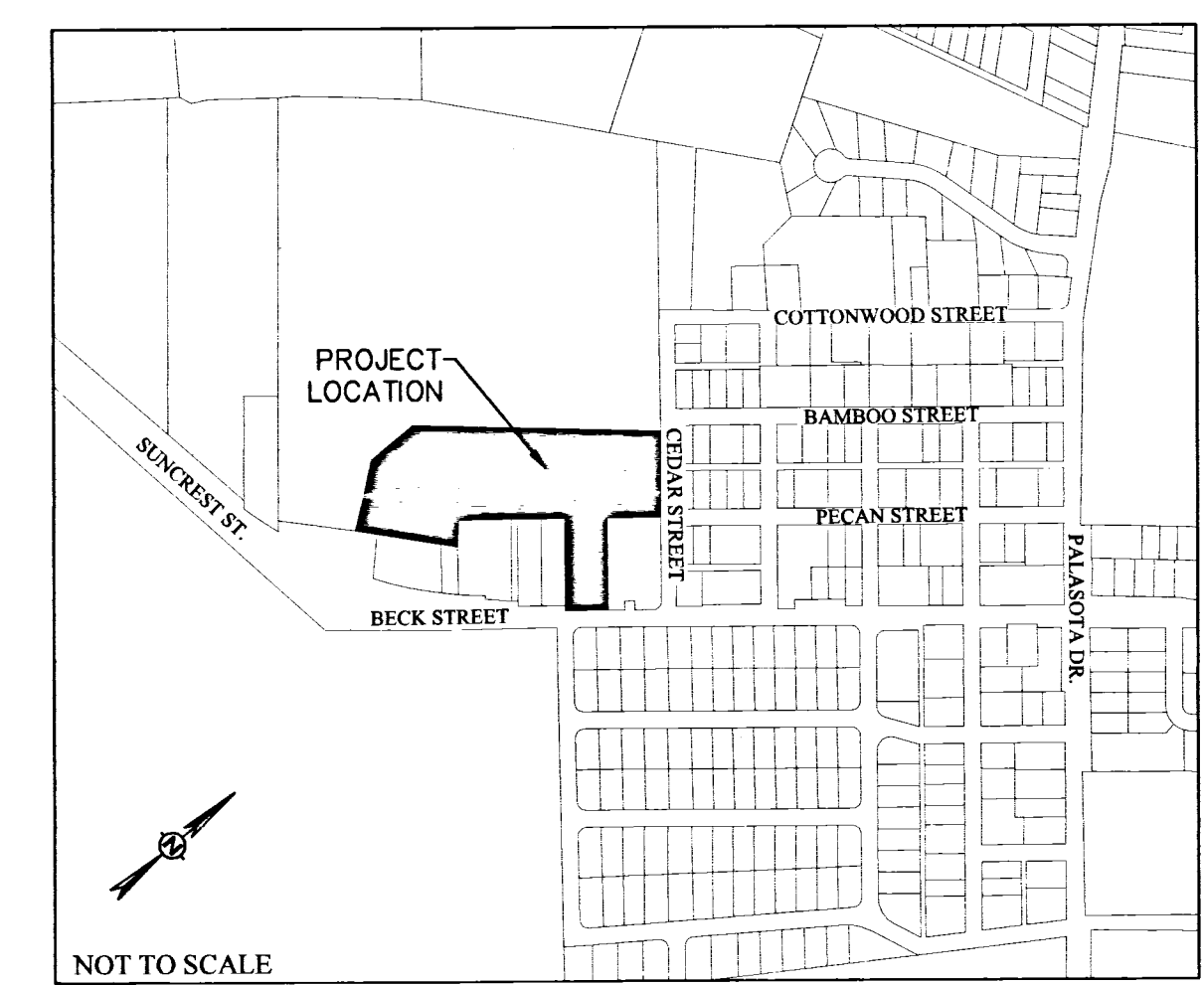
APPROVAL OF THE CITY PLANNER

I, Marla 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 16th day of December, 2019.

APPROVAL OF THE CITY ENGINEER

I, W. Paul Lopez, 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 16th day of December, 2019.

VICINITY MAP



PRELIMINARY PLAN AND FINAL PLAT
BOYS & GIRLS CLUB OF BRAZOS VALLEY
SUBDIVISION
6.50 ACRES

STEPHEN F. AUSTIN LEAGUE No. 9, A-62
BRYAN, BRAZOS COUNTY, TEXAS
1 LOT
BLOCK 1, LOT 1
SCALE 1" = 50'
DECEMBER 2019
OWNER/DEVELOPER: BOYS & GIRLS CLUB OF BRAZOS VALLEY
SURVEYOR: PAUL WILLIAMS LAND SURVEYING CO.
ENGINEER: SCHULTZ

TBPE NO. 12327
911 SOUTHWEST PERRY E.
College Station, Texas 77840
(979) 764-3900
SHEET 2 OF 2