

CURVE	ARC LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	247.51'	1030.00'	247.01'	S 27°58'09" W	13°46'25"
C2	39.53'	1030.00'	39.53'	S 35°57'20" W	02°11'57"
C3	552.58'	970.00'	545.14'	N 20°44'06" E	32°38'23"
C4	21.70'	25.00'	21.03'	N 36°41'25" W	49°44'12"
C5	146.41'	60.00'	112.70'	N 81°43'44" W	139°48'48"
C6	146.13'	60.00'	112.60'	S 41°24'31" E	139°32'46"
C7	21.65'	25.00'	20.98'	S 86°22'13" E	49°37'23"
C8	39.27'	25.00'	35.36'	N 40°35'10" W	90°00'54"

CITY OF BRYAN  
J.W. SCOTT (ICL)  
TRACT 43.16  
CALLED 10.1522 ACRES  
9507/210  
(NOT PLATED)

LINE	DISTANCE	LINE BEARING
L1	30.33'	S 12°15'07" E
L2	26.08'	S 77°44'53" W
L3	15.00'	S 28°26'36" W
L4	13.48'	N 61°33'24" W
L5	15.06'	N 61°33'24" W
L6	10.79'	S 61°33'24" E
L7	18.76'	S 28°26'36" W
L8	15.00'	S 61°33'24" E
L9	18.76'	N 28°26'36" E
L10	11.05'	N 19°56'00" E
L11	20.00'	S 70°04'00" E
L12	14.05'	S 19°56'00" W
L13	80.23'	S 72°41'15" E
L14	103.73'	N 69°33'13" E
L15	70.50'	S 69°33'13" W
L16	72.48'	N 69°33'13" E
L17	104.65'	S 69°33'13" W
L18	152.82'	S 28°26'36" W
L19	16.32'	S 61°33'24" E
L20	10.00'	S 28°26'36" W
L21	66.98'	N 61°33'24" W
L22	10.00'	N 28°26'36" E
L23	40.65'	S 61°33'24" E
L24	134.06'	N 28°26'36" E
L25	96.98'	S 23°29'05" W
L26	81.06'	S 28°26'36" W
L27	15.00'	N 61°33'24" W
L28	80.41'	N 28°26'36" E
L29	97.63'	N 23°29'05" E

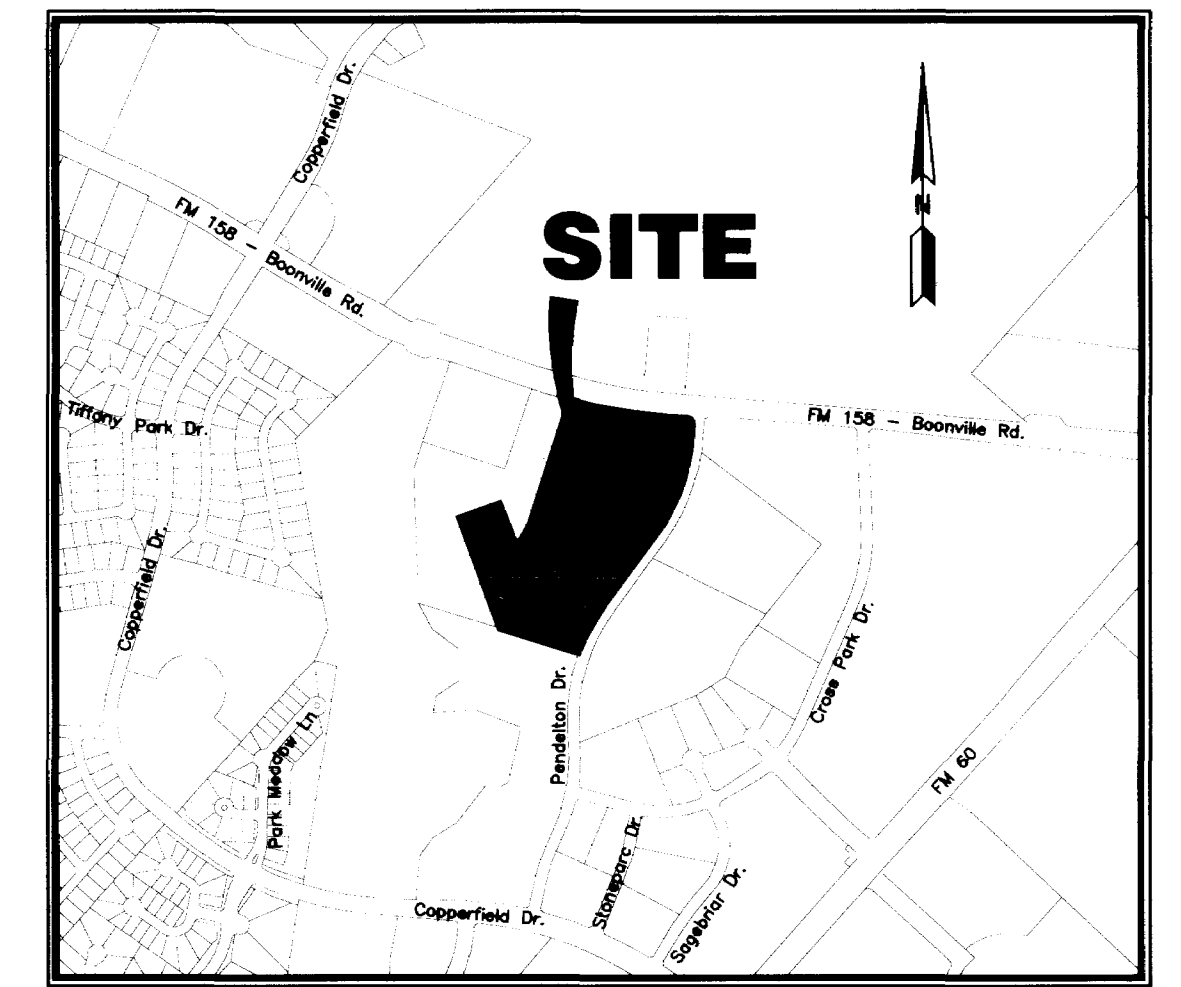
CITY OF BRYAN  
J.W. SCOTT (ICL)  
TRACT 37.1  
4.469 ACRES  
336/167  
(NOT PLATED)

CITY OF BRYAN  
J.W. SCOTT (ICL)  
TRACT 43.16  
CALLED 10.1522 ACRES  
9507/210  
(NOT PLATED)

CERTIFICATE OF THE COUNTY CLERK  
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Karen McQueen, 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 on the 20th day of November, 2014, in the Official Public Records of Brazos County, Texas, in Volume 12354 Page 200

CERTIFICATE OF SURVEYOR  
I, H. Curtis Strong, Registered Professional Land Surveyor No. 4961, 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 are in accordance with a closed geometric form.

*H. Curtis Strong*  
H. Curtis Strong, R.P.L.S. No. 4961



VICINITY MAP  
(N.T.S.)

CERTIFICATE OF CITY ENGINEER

I, W. Paul Kasper, the undersigned, City Engineer of the City of Bryan, Texas, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 25th day of August, 2014.

*W. Paul Kasper*  
City Engineer  
City of Bryan

CERTIFICATE OF OWNERSHIP AND DEDICATION

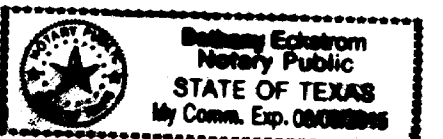
STATE OF TEXAS  
COUNTY OF BRAZOS  
I, Duane Peters County Judge, owner and developer of the land shown on this plat, and designated herein as Lot 1 Blk 1, Lot 2 Blk 1 & Lot 1, Blk 2 of the Brazos Place Subdivisions in the City of Bryan, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, watercourses, storm drains, and public places thereon shown for the purpose and consideration therein expressed.

*Duane Peters*  
Brazos County Judge

STATE OF TEXAS  
COUNTY OF BRAZOS  
Before me, the undersigned authority, on this day personally appeared Duane Peters, County Judge known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this 25th day of August, 2014.

*Bethany Ellis*  
Notary Public, Brazos County, Texas



APPROVAL OF PLANNING AND ZONING COMMISSION

I, A. S. HICKIE, Chair 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 with the Planning and Zoning Commission of the City of Bryan on the 25th day of October, 2012 and same was duly approved on the 4th day of December, 2012 by said Commission.

*A. S. Hickie*  
Chair, Planning & Zoning Commission

CERTIFICATE OF CITY PLANNER

I, Maria Zimmerman, 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 25th day of August, 2014.

*Maria Zimmerman*  
City Planner  
City of Bryan

FINAL PLAT

BRAZOS PLACE  
19.844 ACRES J.W. SCOTT SURVEY, A-49  
REFERENCE VOLUME 9507, PAGE 216  
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

FINAL PLAT  
PREPARED AND SUBMITTED  
OCTOBER 2012

BRYAN  
Brazos County, Texas

SCALE: 1"=60'

OWNER:  
BRAZOS COUNTY  
BRAZOS COUNTY COURTHOUSE  
300 E. WM. J. BRYAN PKWY  
BRYAN, TX 77803-5336  
(979) 361-4292

ENGINEER:  
MITCHELL & MORGAN, L.L.P.  
511 UNIVERSITY DR. E, STE. 204  
COLLEGE STATION, TX 77840  
PHONE (979) 260-6963  
FAX (979) 260-3564

SURVEYOR:  
H. CURTIS STRONG, RPLS  
STRONG SURVEYING, LLC  
1722 BROADMOOR STE #105  
BRYAN, TX 77802  
(979) 776-9836

LOT 1  
BLOCK 1  
SIGNATURE  
PARK  
APARTMENTS  
(VOL. 4782,  
PG. 132)

LOT 1  
BLOCK 1  
7.108 acres

LOT 2  
BLOCK 1  
1.908 acres

LOT 1  
BLOCK 2  
9.908 acres

Doc. Bk. Vol. Ps  
91212979 GR 12354 260

Filed for Record in  
BRAZOS COUNTY

On Nov 03, 2014 at 02:18P

As a  
plat

Document Number: 91212979

67.00

Receipt Number - 527580

By

Debbie Baker

GENERAL NOTES

- BEARING SYSTEM SHOWN HEREON IS BASED ON COORDINATE SYSTEM NAD83 (GRS96), TEXAS STATE PLANE CENTRAL ZONE, AS DERIVED BY GPS OBSERVATIONS.
- ALL BEARINGS AND DISTANCES ARE CALL AND ACTUAL, UNLESS OTHERWISE NOTED.
- 1/2" IRON ROD WITH CAP SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0220E, EFFECTIVE DATE 05-16-2012.
- P.U.E. - PUBLIC UTILITY EASEMENT
- P.A.E. - PUBLIC ACCESS EASEMENT

STATE OF TEXAS  
COUNTY OF BRAZOS  
I hereby certify that this instrument was filed on the date and time stated herein by me and was duly recorded in the volumes and page of the Official Public Records of:  
BRAZOS COUNTY  
Filed herein by me,  
Nov 03, 2014  
Karen McQueen, Brazos County Clerk  
BRAZOS COUNTY

LOT 2  
BLOCK 1  
PENDLETON PLACE SUBDIVISION  
(VOL. 7246, PG. 49)

25' WIDE PARK HUDSON PROPERTY OWNERS ASSOC. INC. LANDSCAPE AND PUBLIC ACCESS EASEMENT (1.630 ACRES) VOL. 3913, PG. 03

TEXAS MUNICIPAL POWER AGENCY ESMT 773/402 & 427/186

LOT 1  
BLOCK 1  
PARK HUDSON SUBDIVISION PHASE 12  
(VOL. 8860, PG. 125)

City of Bryan  
GPS Mon. 62

10' P.U.E.  
VOL. 5476,  
PG. 137

LOT 1  
BLOCK 1  
PENDLETON PLACE SUBDIVISION  
(VOL. 7246, PG. 49)

25' WIDE PARK HUDSON PROPERTY OWNERS ASSOC. INC. LANDSCAPE AND PUBLIC ACCESS EASEMENT (1.630 ACRES) VOL. 3913, PG. 03

CITY OF BRYAN  
0.315 ACRE  
10' P.U.E. ESMT  
5476/137-5690/145

10' P.U.E.  
VOL. 5476,  
PG. 137

25' WIDE PARK HUDSON PROPERTY OWNERS ASSOC. INC. LANDSCAPE AND PUBLIC ACCESS EASEMENT (1.630 ACRES) VOL. 3913, PG. 03

CITY OF BRYAN  
0.312 ACRE  
10' P.U.E. ESMT  
5476/137-5690/145

SUNOCO PIPELINE  
60' WIDE ESMT.  
111/271

City of Bryan  
GPS Mon. 62

10' P.U.E.  
VOL. 5476,  
PG. 137

10' P.U.E.  
VOL. 5476,  
PG. 137

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VOL. 5476,  
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VOL. 5476,  
PG. 137