

METES AND BOUNDS DESCRIPTION OF A 1.714 ACRE TRACT

JOHN AUSTIN SURVEY, A-2

BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN OF LOTS 2 AND 3, BLOCK 1, BRIARCREST - HUGHES SUBDIVISION, PHASE 2 AS SHOWN ON THE PLAT SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000111 (CALCULATED RECORDED IN VOLUME 3684, PAGE 301 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, USING GEOID12B). TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET ON THE SOUTHEAST ORDINANCES & PER PLAT (3684/301). LINE OF LOT 7, CEDAR CREEK SUBDIVISION, PHASE II AS SHOWN ON THE PLAT RECORDED IN VOLUME 472, PAGE 659 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD SET MARKING THE 5. PORTIONS OF THE SUBJECT PROPERTY ARE CURRENTLY DEVELOPED WITH COMMERCIAL WEST CORNER OF SAID LOT 3 AND THE NORTH CORNER OF LOT 1, BLOCK 6, SCASTA PLACE THIRD BUILDINGS AND ACCESSORY USES. PROPOSED USES WILL BE IN ACCORDANCE WITH THE INSTALLMENT AS SHOWN ON THE PLAT RECORDED IN VOLUME 277, PAGE 773 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST 6. NEITHER PARKLAND DEDICATION NOR OVERSIZE PARTICIPATION APPLIES TO THIS CORNER OF SAID LOT 1 AND THE SOUTH CORNER OF SAID LOT 7 BEARS: S 42° 22' 53" W FOR A SUBDIVISION. DISTANCE OF 113.78 FEET (PLAT CALL: S 45' 45' 53" W - 113.78 FEET, 277/773). BEARING SYSTEM SHOWN HEREIN IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED BY GPS NETWORK OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES, MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000111 (CALCULATED USING GEOID12B);

246.24 FEET (PLAT CALL: N 45' 40' 09" E - 246.39 FEET, 3684/301) TO A ½ INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET MARKING THE NORTH CORNER OF SAID LOT 2 AND THE WEST CORNER OF LOT 1, BLOCK 1, BRIARCREST - HUGHES SUBDIVISION, PHASE 1 AS SHOWN ON THE PLAT RECORDED IN VOLUME 2626, PAGE 249 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, • RECIPROCAL ACCESS AND MAINTENANCE AGREEMENT, 3727/285, APPLIES TO THE TEXAS. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID LOT 1 BEARS: N 42° 06' 20" E FOR A DISTANCE OF 80.99 FEET (PLAT CALL: N 45' 40' 09" E - 81.00 FEET, 2626/249);

355.09 FEET (PLAT CALL: S 44' 17' 20" E - 355.13 FEET, 3684/301) TO A POINT ON THE ON 12/5/19. NORTHWEST LINE OF BRIARCREST DRIVE (100' R.O.W.) MARKING THE EAST CORNER OF SAID LOT 2, THE SOUTH CORNER SAID LOT 1, AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 792.46 FEET. FOR REFERENCE, A 1/2 INCH IRON ROD WITH CAP STAMPED 'GESSNER' FOUND BEARS: S 50' 59' 09" W FOR A DISTANCE OF 0.17 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 33' 44" FOR AN ARC DISTANCE OF 132.25 FEET (CHORD BEARS: S 63' 18' 54" W - 132.10 FEET) TO A POINT MARKING THE COMMON CORNER OF SAID LOTS 2 AND 3. FOR REFERENCE, AN 'X' FOUND IN CONCRETE BEARS: N 85' 51' 40" E FOR A DISTANCE OF 0.26 FEET;

THENCE: CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10' 28' 08" FOR AN ARC DISTANCE OF 144.80 FEET (CHORD BEARS: S 73° 19' 50" W - 144.59 FEET) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 'KERR 4502' SET MARKING THE SOUTH CORNER OF SAID LOT 2, THE EAST CORNER OF SAID LOT 1, BLOCK 6, SCASTA PLACE, AND THE END POINT OF SAID CURVE. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BENT BEARS: S 41° 29' 51" E FOR A DISTANCE OF 0.38 FEET AND THE CITY OF BRYAN CONTROL MONUMENT GPS-50 BEARS: S 11° 05' 38" E FOR A DISTANCE OF 981.44 FEET;

THENCE: N 47" 41' 29" W ALONG THE COMMON LINE OF SAID LOTS 3 AND 1 FOR A DISTANCE OF 232.35 FEET (PLAT CALL: N 44' 09' 33" W - 232.37 FEET, 3684/301) TO THE POINT OF BEGINNING CONTAINING 1.714 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND SEPTEMBER 2019. SEE PLAT PREPARED SEPTEMBER 2019, FOR MORE DESCRIPTIVE INFORMATION.

FINAL PLAT NOTES:

. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, PANEL NO. 48041C0215F, REVISED DATE: 04-02-2014.

BASIS OF BEARING: BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS NETWORK OBSERVATION.

3. ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS (CAPPED - KERR '4502') UNLESS OTHERWISE NOTED.

4. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN CODES AND

CURRENT ZONING "C-2" AT THE TIME OF DEVELOPMENT.

. ALL DISTANCES SHOWN ALONG A CURVE OR PORTION OF A CURVE ARE THE ARC

8. THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE COMMITMENTS PREPARED BY SOUTH LAND TITLE, LLC, GF NO. BC1806959, EFFECTIVE DATE: 03-09-2018 (LOT 2) AND THENCE: N 42' 06' 20" E ALONG THE SOUTHEAST LINE OF SAID LOT 7 FOR A DISTANCE OF BC1908516, EFFECTIVE DATE: 08-23-2019. ITEMS LISTED ON SCHEDULE B ARE ADDRESSED AS FOLLOWS:

- EASEMENTS AND BUILDING LINES PER PLAT, 3684/301, ARE SHOWN HEREON.
- RELEASED, 71/2. PRIVATE ACCESS EASEMENT SHOWN HEREON AND TO AN UNDEFINED 30' WIDE EASEMENT ON THE ADJOINING LOT 1, BLOCK 1. ACCESS EASEMENT, 3810/239, DOES NOT APPLY TO THESE TRACTS.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.
- THENCE: S 47" 51' 09" E ALONG THE COMMON LINE OF SAID LOTS 1 AND 2 FOR A DISTANCE OF 9. LOT DEPTH VARIANCE (PV19-21), FOR LOT 2R, WAS APPROVED BY THE P&Z COMMISSION

SYMBOL & LINE LEGEND ØPP POWER POLE LIGHT POLE WATER VALVE WATER METER BACKFLOW PREVENTOR ELECTRICAL TRANSFORMER ELECTRICAL PULL BOX ELECTRICAL METER

GAS METER MH MANHOLE ●C.O. **CLEANOUT ॐ**FH FIRE HYDRANT TELEPHONE PEDESTAL AREA INLET JUNCTION BOX

POST INDICTOR VALVE PIV CURB INLET PROPERTY LINE ----- EASEMENT LINE

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS

COUNTY OF BRAZOS

We, <u>CUSEMAN GROUP</u>, <u>LLC</u>, the owners and developers of the land shown on this plat, being plat, being part of the tract of land as conveyed to us in the Deed Records of Brazos County in Volume <u>16351</u>, Page <u>169</u>, 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 for the water courses, drains, easements, and public places shown for the purposes was approved on the <u>16351</u>, ALBERT GONTER, the owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Deed Records of Brazos County in Volume <u>16352</u>, Page <u>199</u>, 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 for the purposes

STATE OF TEXAS COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Lawrence F. Gusc man, MM of Lascona G. 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 $\underline{\underline{5}}$ day of Given finder my hand and seal of office this $\underline{\underline{5}}$ day of $\underline{\underline{Husust}}$, $\underline{2020}$.

LINE DATA

BRIARCREST FOOD MART, INC.

13386/122

LOT 1, BLOCK 6

SCASTA PLACE

THIRD INSTALLMENT

PLAT, 277/773

DISTANCE LINE BEARING DISTANCE

ANDREA B. GOCDSON Notary Public, Brazos County, Texas

Notary Public - State of Texas

ID# 1937642

My Comm. Expires 19-12-2022

\$600 to \$600 \$**0000 \$5500 \$**600 \$600 \$600 \$600 ANDREA B. GOODSON
Notary Public, Brazos County, Texas

ID# 1967642
My Comm. Expires 10-12-2022

CURVE DATA

CURVE RADIUS ARC LENGTH DELTA ANGLE CHORD BEARING CHORD LENGT

VARIABLE WIDTH

PRIVATE ACCESS—

10' P.U.E.

(3684/301)

10' P.U.E.

1/2" I.R. (BENT) BEARS:

CITY OF BRYAN CONTROL

S 11'05'38" E-981.44'

MONUMENT GPS-50 BEARS: 1

S 41'29'51" E-0.38'

(277/773)

EASEMENT

APPROVAL OF THE CITY PLANNER

I, the undersigned, City Planner and/or designated Secretary of the Planning & Zoring 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 13th, day of 2020.

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 120, day of August , 2026.

BRIARCREST-HUGHES, PHASE TWO:

BLOCK ONE, LOT 2R & 3R BRYAN, TX.

CERTIFICATION OF THE COUNTY CLERK

Filed for Record Official Public Records Of: Brazos County Clerk Cn: 8/19/2020 9:32:17 AM In the PLAT Records

Doc Number: 2020 - 1402975 Volume – Page: 16295 – 104 Number of Pages: 1 Amount: 73.00 Order#: 20200819000031 By: MG

erk, in and for said county, do of authentication was filed for _____, 20____, in the Page _____

VICINITY MAP

N.T.S.

County Clerk, Brazos County, Texas Distribution

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS COUNTY OF BRAZOS

SCALE: 1" = 30'

 $(2626/249)^{-}$

1/2" I.R. w/CAP\

BEARS:

STAMPED 'GESSNER'_

S 50'59'09" W-0.17'

REPLAT

VARIABLE WIDTH

-PRIVATE WATER

LINE EASEMENT

R=792.46'

D=20°01'52"

-ARC=277.05

CHB=S 68'32'58" W

CHORD=275.64'

l, <u>BRAD KERR</u>, Registered Professional Land Surveyor No. <u>4502</u>, 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.

BRAD MERR, RPLS No. 4502

BRAD KERR

SURVEYED BY: KERR SURVEYING, LLC 409 NORTH TEXAS AVENUE BRYAN, TEXAS 77803 PHONE (979) 268-3195

PHASE TWO

BLOCK ONE, LOT 2R & 3R
BEING A REPLAT OF
BRIARCREST-HUGHES, PHASE TWO BLOCK ONE, LOT 2 & 3

1.714 ACRES (VOLUME 3684, PAGE 301) JOHN AUSTIN LEAGUE SURVEY, A-2 BRYAN, BRAZOS COUNTY, TEXAS SEPTEMBER 2019



POST OFFICE BOX 9253 COLLEGE STATION, TEXAS 77842 EMAIL: civil@rmengineer.com

OFFICE - (979) 764-0704 TEXAS FIRM REGISTRATION No. F-4695

int.oldham@oldhamgoodwin.com FILENAME: 0703RP1A | SCALE: VARIES SUBMITTED DATE: 10/30/19 **REVISIONS: 12/9/19** DRAWN BY: R.A.M. CHECKED BY: BRAD KERF

LANDOWNER INFORMATION
JAMES H. & JAN N. HUGHES

IELD BOOK: N/A | PAGES: N/A RME CONSULTING ENGINEERS CLIENT NO. PROJECT NO.

AMERICAN LUBE CENTER ASSETS-BRYAN, LLC 501 S. TEXAS AVE., SUITE 100 MIKE ROMCHESSON LLEGE STATION, TX 77842 c/o CLINT OLDHAM

1600 PANTHER LN.

338 - 0703

SHEET ___

EXISTING PRIVATE DRAINAGE & DETENTION EASEMENT 1/2" I.R. w/CAP_ "KERR 4502" EXISTING & PROPOSED 15' P.U.E. PRIVATE ACCESS EASEMENT (2626/249) NOW OR FORMERLY DONALD A. BALL 30' CITY OF BRYAN 3294/319 EASEMENT (190/21) LOT 1, BLOCK 1 **BRIARCREST - HUGHES** NOW OR FORMERLY **SUBDIVISION, PHASE 1** VARIABLE WIDTH WADS BROADMOOR REALITY, LLC PRIVATE DRAINAGE & PLAT, 2626/249 8964/244 DETENTION EASEMENT LOT 7 CEDAR CREEK SUBDIVISION, PHASE II PLAT, 472/659 VARIABLE WIDTH PRIVATE DRAINAGE & VARIABLE WIDTH DETENTION EASEMENT PRIVATE ACCESS-(3684/301) (3684/301) EASEMENT LOT 2R / "KERR 4502" **BLOCK 1** (0.641 AC) VARIABLE WIDTH PRIVATE ACCESS EASEMENT -(3684/301)LOT 3R __(3684/301) **BLOCK 1** (1.073 AC) NOW OR FORMERLY